

STAFF REPORT
March 10, 2011

No. 11CA002 - Amendment to the Comprehensive Plan to change the land use designation from Park Forest to Low Density Residential

ITEM 3

GENERAL INFORMATION:

APPLICANT	Keith Johnson - Public Works Department - City of Rapid City
AGENT	CETEC Engineering Services, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	No. 11CA002 - Amendment to the Comprehensive Plan to change the land use designation from Park Forest to Low Density Residential
EXISTING LEGAL DESCRIPTION	Tract J in the SW1/4 NW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .52 acres
LOCATION	Skyline Drive at Flormann Street
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Park Forest District (Planned Residential Development)
West:	Park Forest District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/14/2011
REVIEWED BY	Patsy Horton / Karley Halsted

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the adopted Comprehensive Plan to change the future land use designation from Park Forest to Low Density Residential be approved.

GENERAL COMMENTS: The applicant is proposing to upgrade the Kepps Reservoir site located west of the intersection of Flormann Street and Skyline Drive by constructing a new control valve building, installing the underground piping as necessary and replacing the existing chain link fence. The associated companion items include a request to change the

STAFF REPORT
March 10, 2011

No. 11CA002 - Amendment to the Comprehensive Plan to change the land use designation from Park Forest to Low Density Residential **ITEM 3**

zoning district from Park Forest District to Low Density Residential District (#11RZ001) and an Initial and Final Planned Residential Development (#11PD009). Land located to the north, east and west is zoned Park Forest District (Planned Residential Development). Land located to the south is zoned Low Density Residential District (Planned Residential Development). One single family home is currently located on the adjacent property to the east. The other adjacent parcels are vacant and publicly owned.

The Sheridan Lake Road Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Park Forest. The Future Land Use Committee indicated that a land use designation consistent with the existing single family residential use more accurately reflects the intent of the adopted goals identified in the 2008 Plan Overview.

STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals are measured and evaluated. The plan is intended to guide the orderly growth of the community. In order for the plans to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions will be required.

Staff has reviewed this proposed Comprehensive Plan Amendment for conformance with the six criteria for review of Comprehensive Plan Amendments established in Section 2.60.160(D). A summary of the Staff findings are outlined below:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

One of the goals of any Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to both the levels of demand and the market and to the orderly extension and efficient use of public improvements, infrastructure and services. Amending the Comprehensive Plan will help protect the existing stable neighborhood by encouraging in-fill and full utilization of properties currently served by or in close proximity to infrastructure. The proposed change from Park Forest to Low Density Residential is consistent with the intent of the neighborhood preservation goal of the adopted Comprehensive Plan.

2. *Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.*

On closer review, the Future Land Use Committee identified this property as appropriate for Low Density Residential land uses instead of Park Forest land uses. A single family home is currently located on the adjacent property. The other adjacent properties are currently zoned Low Density Residential and Park Forest District.

3. *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

STAFF REPORT
March 10, 2011

No. 11CA002 - Amendment to the Comprehensive Plan to change the land use designation from Park Forest to Low Density Residential **ITEM 3**

The property is located adjacent to areas that support single family residential land uses. Land located to the north, east and west is zoned Park Forest District (Planned Residential Development) and a single family home is located on the adjacent property to the east. Land located to the south is zoned Low Density Residential District (Planned Residential Development). With the exception of the single family home located to the east of the property, all other adjacent properties are publicly owned and currently vacant. The proposed amendment to change the land use from Park Forest to Low Density Residential appears to be compatible with the existing uses on the adjacent property.

4. *Whether and the extent to which the proposed amendment would adversely affect the environment, services, facilities, and transportation.*

The adjacent property is currently used for a single family home and served with water and sewer service by the City of Rapid City. Skyline Drive and Flormann Street provide access to the property. The proposed amendment would not appear to result in any significant effects on the surrounding properties.

5. *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

The Future Land Use Committee found that the proposed amendment will allow the preservation of the community's established neighborhoods by enhancing the existing utility infrastructure. Amending the Comprehensive Plan will help protect the existing neighborhood by preventing encroachment from incompatible developments and ensure adequate facilities are available to the community.

6. *Whether and the extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.*

The property is served with water and sanitary sewer service by the City of Rapid City. The Future Land Use Committee has not identified any significant adverse effects that the proposed Comprehensive Plan Amendment would have on the surrounding area or on the City.

Notification Requirement: The required sign has been posted on the property. The white receipts and green cards from the certified mailings have been submitted to the Growth Management staff. Staff has not received any inquiries regarding the proposed amendment.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Park Forest to Low Density Residential be approved.