

STAFF REPORT
May 5, 2011

No. 11CA003 - Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential

ITEM 2

GENERAL INFORMATION:

APPLICANT	Jim Bickett
PROPERTY OWNER	Jim Bickett
REQUEST	No. 11CA003 - Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential
EXISTING LEGAL DESCRIPTION	Lot A of Lot 2-3 of the SW1/4 NW1/4, the south 175 feet of Lot B of Lot 2 of the SW1/4 NW1/4, and Lot 1 of the SW1/4 NW1/4 all located in Section 9, T1N, R8E, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.71 acres
LOCATION	2825, 2909 and 2917 Garden Lane
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	General Agriculture District - Low Density Residential District
West:	Medium Density Residential District - Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/8/2011
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION:

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

GENERAL COMMENTS: (Update, April 19, 2011. All revised and/or added text is shown in bold print.) This item was continued to the May 5, 2011 Planning Commission meeting with the applicant's concurrence. This developed property contains approximately 10.71 acres and is located at 2825, 2909 and 2917 Garden Lane, east of

STAFF REPORT
May 5, 2011

No. 11CA003 - Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential **ITEM 2**

South Valley Drive. Land located south and west of the property is zoned Medium Density Residential District and Medium Residential District with a Planned Residential Development. Land located north of the property is zoned Low Density Residential District. Land located east of the property is zoned Public District. The property was zoned Suburban Residential District by Pennington County prior to annexation. There are three separate parcels with three residential structures on this property.

The adopted Southeast Connector Neighborhood Future Land Use Plan identifies this property as appropriate for Low Density Residential land uses. An application to rezone the property from Low Density Residential District to Medium Density Residential District (#11RZ003) has been submitted in conjunction with this Comprehensive Plan Amendment.

The Future Land Use Committee reviewed the existing land use for this property and recommends approval of this Comprehensive Plan Amendment to change the land use from Low Density Residential to Medium Density Residential, with the rezoning to occur when a secondary access is available for the South Valley Drive area.

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 Staff findings are outlined below:

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

One goal 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 in the market and to the orderly extension and efficient use of public improvements, infrastructure, and services. The objective is to encourage in-fill and full utilization of properties currently served by, or in close proximity to, infrastructure. A second goal is to maintain a commitment to neighborhoods by implementing appropriate policies that preserve and improve the quality and character of the community's established neighborhoods. The objective is to provide an adequate supply of land for multi-family development in order to protect the character of established neighborhoods with high density residential zoning. Amending the Comprehensive Plan from Low Density Residential to Medium Density Residential will allow multi-family uses on this property and will encourage contiguous growth. The Future Land Use Committee indicated that this property is located adjacent to existing mobile home parks and single family residences. As such, the proposed change from Low Density Residential land use to Medium Density Residential land use appears to be consistent

STAFF REPORT
May 5, 2011

No. 11CA003 - Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential

ITEM 2

with the intent of the comprehensive plan.

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

The Southeast Connector Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Low Density Residential land uses. Prior to annexation, the property was zoned Suburban Residential District by Pennington County. The property is currently developed for single family residential use. The applicant has proposed potential multi-family structures for this property in the future.

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

This property is located adjacent to an area that supports residential land uses. Land located north of the property has single family structures and is zoned Low Density Residential. Land located south of the property is the location of a mobile home park and is zoned Medium Density Residential District with a Planned Residential Development for a Mobile Home Park. Land located west of the property is the location of a mobile home park and is zoned Medium Density Residential. The undeveloped land located east of the property is zoned General Agriculture District and is owned by the City of Rapid City. The proposed amendment to change the land use from Low Density Residential to Medium Density Residential appears to be compatible with the mobile home and residential uses located adjacent to the property.

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

Single family homes are located on the property. The property is located within the Rapid Valley Sanitary District. Access to the property is from Garden Lane, located north of the property. The Future Land Use Committee recommended approval of the Comprehensive Plan Amendment to change the land use from Low Density Residential to Medium Density Residential, with the rezoning to occur when a secondary access is available for the South Valley Drive area. The Capital Improvement Committee has authorized a road connection from South Valley Drive to Minnesota Street to be constructed within the year. It appears that the stipulation for a secondary access will be met. As such, no significant adverse impacts resulting from the requested Comprehensive Plan Amendment have been identified.

- 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 current mobile home use located to

STAFF REPORT

May 5, 2011

No. 11CA003 - Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential

ITEM 2

the south and west of the property and the existing development of the adjacent properties indicates that the proposed change is compatible with the surrounding land uses and will result in a logical and orderly development pattern.

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.

Sanitary sewer service and adequate water is available from the Rapid Valley Sanitary District. The local road network is adjacent to the property. The adjacent property to the south and west are developed for mobile home uses and the adjacent property to the north is developed for residential uses. The Future Land Use Committee has identified that medium density residential land uses adjacent to a mobile home residential area will continue to preserve the character of the established neighborhood and will not have significant adverse effects on the surrounding area or on the City.

As of this writing, the required sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received no inquiries or objections regarding the proposed request at the time of this writing. (Revised April 19, 2011)

Staff recommends that the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential be continued to the May 5, 2011 Planning Commission meeting with the applicant's concurrence.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential be approved. (Revised April 19, 2011)