

STAFF REPORT
October 7, 2010

No. 10CA040 - Amendment to the Comprehensive Plan to adopt the M Hill Study Area Plan **ITEM 24**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
PROPERTY OWNER	Multiple Property Owners
REQUEST	No. 10CA040 - Amendment to the Comprehensive Plan to adopt the M Hill Study Area Plan
EXISTING LEGAL DESCRIPTION	All of the SE1/4NW1/4 lying south of Interstate 90 Highway right-of-way less Tract 5 of Harmony Heights, all of the S1/2NE1/4 lying south of Interstate 90 Highway right-of-way, all of the E1/2SW1/4, and all of the SE1/4 lying west of Interstate 190 Highway right-of-way, all located in Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; All of the E1/2NW1/4; all of the NE1/4 lying west of Interstate 190 Highway right-of-way, all of the NE1/4SW1/4, all of the N1/2SE1/4 lying west of Interstate 190 Highway right-of-way, Tract 18 of Rapid City Greenway Tract, Tract 18A of Rapid City Greenway Tract, Tract 18B of Rapid City Greenway Tract, and all of Riverside Addition lying north of Omaha Street right-of-way, all located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 610.48 acres
LOCATION	Generally located south of Interstate 90, west of Interstate 190, north of Omaha Street and east of the ridgeline between Interstate 190 and Deadwood Avenue
EXISTING ZONING	Low Density Residential District – Medium Density Residential District – High Density Residential District - General Agriculture District – Park Forest District – Office Commercial District – Flood Hazard District – General Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District – General Agriculture District (County) – Suburban Residential District (County)
South:	Flood Hazard District – General Commercial District
East:	Public District – Low Density Residential District – Medium Density Residential District – Civic Center District – Flood Hazard District – Hotel/Motel District

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West:	Medium Density Residential District – Low Density Residential District – General Agriculture District – Park Forest District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	9/10/2010
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to adopt the M Hill Study Area Plan be approved.

GENERAL COMMENTS: This developed property contains approximately 610.48 acres and is located south of Interstate 90, west of Interstate 190, north of Omaha Street and east of the ridgeline between Interstate 190 and Deadwood Avenue. The property is zoned Low Density Residential District, Medium Density Residential District, High Density Residential District, General Agriculture District, Park Forest District, Flood Hazard District, Office Commercial District, and General Commercial District.

The North Rapid Neighborhood Future Land Use Plan currently identifies the future use of the property as appropriate for Low Density Residential, Medium Density Residential, Medium Density Residential with Planned Residential Development, High Density Residential, General Commercial, General Commercial with Planned Commercial Development, Office Commercial with Planned Commercial Development, Public/Flood Hazard, and Planned Residential with a maximum of 1 dwelling unit per 3 acre land uses.

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 Future Land Use Committee's findings are outlined below:

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

A goal of any Future Land Use Plan 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 protect stable neighborhoods, prevent encroachment by incompatible industrial and commercial uses and maintain suitable buffers between low density residential areas and more intensive

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nonresidential uses. The majority of the residential property currently zoned Medium Density Residential in the M Hill Study Area is currently developed as single family residential properties. Additional regulations are proposed for this residential area to protect the single family homes in the area from additional density, traffic, setback, landscaping and parking issues with additional development of multifamily structures. The M Hill Study Area Plan indicates that additional requirements in this area are appropriate to protect the Low Density Residential land uses and meets the overall 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 North Rapid Neighborhood Future Land Use Plan identifies the future use of the area as predominately residential land uses. Recently, development of the area has included multifamily structures. The additional traffic, parking issues, and density along with request of area residents has prompted the conditions warranting the proposed change to adopt the M Hill Study Area Plan.

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

Traditionally, this area has supported single family development. The property to the west is predominately park forest or agricultural land uses. The property is bounded on the north and east by Interstate I-90 and Interstate I-190. The property is also bounded on the south by Omaha Street. The North Rapid Neighborhood Future Land Use Plan indicates that residential land uses, including planned residential use with a maximum of 1 dwelling unit for 3 acres, are appropriate in this area. The proposed amendment to adopt the M Hill Study Area Plan appears to be compatible with the existing residential uses surrounding the property.

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

The M Hill Study Area Plan will require additional information on any new multifamily development of 3 units or more. This additional information, through the Planned Development process, will provide landowners within 250 feet, the ability to comment on future multifamily development in the area. Through the Planned Development process, other issues may be addressed, such as parking, landscaping, density, and streets that meet the City's Street Criteria Manual. The M Hill Study Area Plan will not adversely affect the surrounding area or the adjacent residential neighborhood.

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

The proposed M Hill Study Area Plan will help protect the existing single family homes in the area from some of the possible impacts of increased residential development

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densities and its related increases in traffic volumes. Setback, landscaping and parking issues will be mitigated, resulting 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.*

The M Hill Study Area Plan 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.

Notices have been sent to all properties within the M Hill Study Area and within 250 feet of the study area. At the time of this writing, staff has not received any calls or comments regarding this request. Staff recommends that the Amendment to the Comprehensive Plan to adopt the M Hill Study Area Plan be approved.