

STAFF REPORT

April 26, 2001

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**No. 01CA006 - Comprehensive Plan Amendment to amend the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a 15.51 acre parcel from Low Density Residential with a Planned Residential Development to Medium Density Residential with a Planned Residential Development and to change the future land use designation on a 109.19 acre parcel from Mobile Home Residential to Mobile Home Park with a Planned Residential Development and to Office Commercial with a Planned Commercial Development**

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**ITEM 24**

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Olsen Development Company, Inc.
REQUEST	<b>No. 01CA006 - Comprehensive Plan Amendment to amend the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a 15.51 acre parcel from Low Density Residential with a Planned Residential Development to Medium Density Residential with a Planned Residential Development and to change the future land use designation on a 109.19 acre parcel from Mobile Home Residential to Mobile Home Park with a Planned Residential Development and to Office Commercial with a Planned Commercial Development</b>
LEGAL DESCRIPTION	Tract 1 less Parcel A of Settlers Landing Subdivision; Lots 1 and 2 of Montgomery Subdivision; and the south and east 280 feet of the unplatted portion of the SE1/4, all located in Section 19, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 127.03 Acres
LOCATION	At the northwest corner of the intersection of Seger Drive and 143rd Street
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Low Density Residential District (County)
South:	General Commercial District/Light Industrial District (City)
East:	General Agriculture District/Limited Agriculture District (County) and Medium Density Residential District (City)
West:	Suburban Residential District/General Agriculture District/General Commercial District (County)

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PUBLIC UTILITIES To be extended

REPORT BY Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment to amend the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a 15.51 acre parcel from Low Density Residential with a Planned Residential Development to Medium Density Residential with a Planned Residential Development and to change the future land use designation on a 109.19 acre parcel from Mobile Home Residential to Mobile Home Park with a Planned Residential Development and to Office Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: The property is located at the northwest corner of Seger Drive and 143<sup>rd</sup> Avenue. Currently, two residences and several accessory structures, including two large barns, are located in the southeast corner of the property adjacent to 143<sup>rd</sup> Avenue. The applicant has indicated that the structures will eventually be removed from the property to allow for the development of a recreational facility, a residential subdivision and a mobile home park.

STAFF REVIEW: The Northeast Neighborhood Area Future Land Use Plan is a framework within which development and rezoning proposals can be measured and evaluated. The plan is intended to guide the orderly growth of the community. The Future Land Use Committee has anticipated that 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.

The subject property, as well as the properties located to the north and the west of the subject property, is located in Pennington County, outside of the City limits of Rapid City. The subject property is currently zoned Suburban Residential District by the County. The properties located to the north and the west are zoned Low Density Residential and Suburban Residential District, respectively, by the County. The properties located to the south are located in the City limits of Rapid City and are currently zoned General Commercial and Light Industrial, respectively. The property to the east has recently been annexed into the City limits of Rapid City and, subsequently, rezoned to Medium Density Residential District. Prairie Acres Mobile Home Park is located on the property.

Staff has reviewed the proposed Comprehensive Plan amendment and has the following comments:

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Comprehensive Plan Amendment From Mobile Home Residential to Office Commercial with a Planned Commercial Development:

The applicant is proposing to amend the Comprehensive Plan from Mobile Home Residential to Office Commercial with a Planned Commercial Development on approximately 40 acres of the subject property. The Neighborhood Area Future Land Use Plan identifies the property north of Seger Drive, immediately south of the subject property, as General Commercial with a Planned Commercial Development. Seger Drive and 143<sup>rd</sup> Avenue are identified as a Minor Arterial Road and a Collector Road, respectively, on the Major Street Plan. The two roadways in conjunction with the existing and proposed commercial use within the area support office commercial development on that portion of the property located adjacent to 143<sup>rd</sup> Avenue. In addition, the Planned Commercial Development will serve as a tool to mitigate possible adverse impacts of any future development on the site. The applicant should be aware that any proposed use on the property must be identified as a use in the Office Commercial District either as a permitted use or a Use on Review.

Comprehensive Plan Amendment From Mobile Home Residential to Mobile Home Park with a Planned Residential Development:

The applicant is proposing to amend the Comprehensive Plan from Mobile Home Residential to Mobile Home Park with a Planned Residential Development on approximately 69 acres located in the north half and the west central area of the subject property. As previously indicated, a mobile home park is currently located directly east of the subject property. The Planned Residential Development will serve as a tool to mitigate possible adverse impacts of any future development on the site.

Comprehensive Plan Amendment From Low Density Residential with a Planned Residential Development to Medium Density Residential with a Planned Residential Development:

The applicant is proposing to amend the Comprehensive Plan from Low Density Residential with a Planned Residential Development to Medium Density Residential with a Planned Residential Development on approximately 15.5 acres located in the eastern portion of the subject property. The Neighborhood Area Future Land Use Plan identifies the property directly south of this area as Medium Density Residential with a Planned Residential Development. In addition, the Neighborhood Area Future Land Use Plan identifies the property directly west of this area as Low Density Residential with a Planned Residential Development. The proposed Medium Density Residential development on the subject property will serve as a transitional area between the proposed mobile home park and the future Low Density Residential Development on the adjacent property. In addition, the

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Planned Residential Development will serve as a tool to mitigate possible adverse impacts of any future development on the site. It should be noted that during the adoption of the Future Land Use Plan, a number of concerns by area residents were expressed regarding the location of the medium density residential land uses directly south of this area.

The Future Land Use Committee discussed the plan amendment and the proposed future use of the property. The Committee concurred that the proposed use of the property along with the control afforded by the accompanying Planned Residential Development and the Planned Commercial Development would likely promote development which will be compatible with the adjacent residential neighborhood and reflective of changed market conditions.

Prior to any development on the subject property, water and sewer concerns must be addressed. In addition, the property must be annexed into the City limits of Rapid City and rezoned as identified on the amended Northeast Neighborhood Area Future Land Use Plan.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper.