

STAFF REPORT

November 21, 2002

No. 02CA057 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 4.3 acre parcel from Low Density Residential II District to Medium Density Residential District with a Planned Residential Development

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GENERAL INFORMATION:

PETITIONER	Wyss Associates Inc. for West Hills Village
REQUEST	No. 02CA057 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 4.3 acre parcel from Low Density Residential II District to Medium Density Residential District with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Tract B of Minnesota Ridge Subdivision, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.3 acres
LOCATION	Southwest of the intersection of 5th Street and Anamaria Drive along Alta Vista Drive
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Office Commercial w/PCD
South:	Low Density Residential District
East:	Low Density Residential District/Office Commercial District w/PCD
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/25/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use from Low Density Residential II District to Medium Density Residential District with a Planned Residential

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Development be approved.

GENERAL COMMENTS:

The applicant is seeking to change the future land use designation from Low Density Residential to Medium Density Residential District with a Planned Residential Development on the above legally described property. The applicant has also submitted a Rezoning request to change the zoning from Low Density Residential II to Medium Density Residential on the subject property. In addition, the applicant has submitted an Initial Planned Residential Development Plan to allow 23 or 24 duplex and/or triplex cottages to be located on the property. (See companion items #02RZ066 and 02PD064.)

On September 26, 2002 the Planning Commission approved an Initial Planned Development Designation for the subject property to allow 23 or 24 duplex and/or triplex cottages. However, a stipulation of approval limited the number of triplex cottages to a maximum of 30% of the total permitted number of dwelling units, or eight of the cottages, as per the Low Density Residential II District regulations. As such, the applicant has submitted a Rezoning request as identified above and an Initial Residential Development Plan to allow the 23 or 24 duplex and/or triplex cottages as regulated in the Medium Density Residential District.

The property is located approximately 200 feet south of the Annamaria Drive/Alta Vista Drive intersection on the east side of Alta Vista Drive and is currently void of any structural development.

STAFF REVIEW:

The South Robbinsdale 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 proposed Medium Density Residential designation on the subject property will allow for single-family to multi-family residential development. The properties located north and east of the subject property are zoned Office Commercial District with a Planned Commercial Development. Currently, the Black Hills Surgery Center is located on the property to the north and the Black Hills Imaging Center is located on the property to the east. The Medium Density Residential land use area will serve as a transitional area between the single family residential use to the north and Fifth Street. The proposed Planned Development Designation will provide an opportunity to mitigate possible impacts on the surrounding properties. In particular, traffic, lighting, noise and visual impact concerns must be addressed and mitigated as a part of the review for the Planned Residential Development.

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It should be noted that many of the uses allowed in the Medium Density Residential land use category could have a significant negative impact on the adjacent residential land uses; however, the proposed density of development would appear appropriate. Further, the integrated nature of the use with the other West Hills Village facilities appears to be appropriate and provide comprehensive care for the elderly. The Planned Residential Development should provide adequate protections for the adjoining uses. Significant changes in the use or density of development on the site would not appear to be appropriate and would not be supported by staff through the Planned Residential Development process.

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. Staff will notify the Planning Commission at the November 21, 2002 Planning Commission meeting if this requirement has not been met.