

STAFF REPORT

September 25, 2003

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**No. 03CA019 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.823 acre parcel of land from Low Density Residential to Low Density Residential II**

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**ITEM 42**

GENERAL INFORMATION:

PETITIONER	Walgar Development
REQUEST	<b>No. 03CA019 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.823 acre parcel of land from Low Density Residential to Low Density Residential II</b>
EXISTING LEGAL DESCRIPTION	Lot 19, Block 2, Robbinsdale No. 9; Lot 26, Block 13, Robbinsdale No. 8; Lot 42, Block 11, Robbinsdale No. 8; all located in Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .823 acres
LOCATION	Along Sitka Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Public District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/27/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 0.823 acre parcel of land from Low Density Residential to Low Density Residential II be denied.

GENERAL COMMENTS:

The applicant is seeking to change the future land use designation from Low Density Residential District to Low Density Residential II District on Lot 19, Block 2, Robbinsdale No. 9; Lot 26, Block 13, Robbinsdale No. 8; and Lot 42, Block 11, Robbinsdale No. 8. The applicant has also submitted an accompanying rezoning request to change the zoning from Low Density Residential Zoning District to Low Density Residential II Zoning District on the subject property. (See companion item #03RZ031)

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The applicant is proposing to change the future land use designation on three parcels near the corner of Hemlock Street. and Sitka Street. These three parcels range in size from .26 acres to .29 acres for a total of .823 acres. The future land use designation on the parcels of property to the north is Medium Density Residential, to the east is mobile home park, to the south is Public, and to the west is Low Density Residential.

The subject property is located along northeast corner of Sitka Street and Hemlock Street. The property is zoned Low Density Residential. The property to the north of the subject property is zoned Medium Density Residential, and the property to the east is zoned Medium Density Residential with a Planned Residential Development.

Currently, to the north and west, there are single family homes at the site. To the south of the two northernmost properties are single family homes, and the land south of the southern most lot is undeveloped. The land to the east of the properties is currently being used as a mobile home park.

STAFF REVIEW: The South Robbinsdale Neighborhood 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. When this plan was created, coordination efforts were made between the Land Use Plan, Major Street Plan, Capital Improvements Plan, and Long Range Infrastructure Plans. The decisions that were made and land use designations that were given were based upon all of these factors.

The proposed future land use designation from a Low Density Residential designation to a Low Density Residential II designation creates concerns over the potential impacts future development may have on the traffic impacts as well as density in the area. Additional traffic circulation in this area will potentially increase the noise and traffic congestion in these areas.

Additionally, an increase in density and intensity of use will put additional stress on the infrastructure as well the drainage systems. Unanticipated additional, stress on the water, sewer, roads, etc. can cause excessive wear and tear costing the tax payers additional money.

Furthermore, the impacts of multi-family dwelling units within a predominately single family residential neighborhood can be significant as well. In order to access the higher density uses, increase amounts of traffic would have to travel through developed single family residential neighborhoods to get to these site. This future land use designation would not be appropriate at this location due to the increase of additional vehicles, additional noise and congestion which will negatively impact the existing single family residential neighborhood.

Staff is recommending that this Comprehensive Plan Amendment be denied. The required Comprehensive sign has not been posted on the property at the time of this writing. As of

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this writing, the receipts from the certified mailing have not yet been returned. Staff will notify the Planning Commission on September 25, 2003 if the receipts are not received by then. Staff has not received any written comments or verbal questions concerning the proposed rezoning at the time of this writing.