

STAFF REPORT

October 23, 2003

No. 03CA030 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.21 acre parcel of land from Low Density Residential to Medium Density Residential with a Planned Development Designation

ITEM 31

GENERAL INFORMATION:

PETITIONER	Walgar Development
REQUEST	No. 03CA030 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.21 acre parcel of land from Low Density Residential to Medium Density Residential with a Planned Development Designation
EXISTING LEGAL DESCRIPTION	Lot 16, Block 28, Robbinsdale No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.21 acres
LOCATION	In the northeast corner of Alta Vista Drive and Anamaria Drive
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District w/Planned Residential Development
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	09/26/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 0.21 acre parcel of land from Low Density Residential to Medium Density Residential with a Planned Development Designation be approved.

GENERAL COMMENTS: This property is located at the northeast corner of Anna Maria Drive and Alta Vista Drive. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies this property as appropriate for Low Density Residential land use(s). A

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Comprehensive Plan Amendment to change the future land use designation from Low Density Residential II to Medium Density Residential with a Planned Residential Development was recently approved for an area located east of the subject property to accommodate town homes for an elderly housing development. A Comprehensive Plan Amendment to change the future land use designation from Low Density Residential to Office Commercial for property located northeast of the subject property was also approved recently. An application for a Rezoning from Low Density Residential II District to Medium Density Residential District (03RZ032) and a Planned Development Designation (03PD052) have been submitted in conjunction with this Amendment to the Comprehensive Plan.

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.

The property is currently zoned Low Density Residential II District. The properties located to the north, south and west are currently zoned Low Density Residential District. The property located to the east is zoned Medium Density Residential District with a Planned Residential Development.

A recent application to change the land use on the subject property from Low Density Residential to Medium Density Residential (03CA020) was denied without prejudice to allow the applicant to resubmit the request to change the land use from Low Density Residential to Medium Density Residential with a Planned Development Designation. Staff had concerns over the potential density and intensity of use and potential impacts on the low density residential land uses adjacent to the subject property. The Planned Development Designation will address concerns over intensity of use, as well as, soil stability, geotechnical information, drainage information, and traffic circulation on the subject property.

Staff feels the Amendment to the Comprehensive Plan to change the future land use designation of a 0.21 acre parcel of land from Low Density Residential to Medium Density Residential with a Planned Development Designation is appropriate based on the adjacent land use(s) in the area.

As of this writing, the 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 this request.