

STAFF REPORT

March 25, 2004

No. 04CA004 - Amendment to the Comprehensive Plan to change the land use designation on a 40.12 acre parcel from Park Forest to Low Density Residential with a Planned Residential Development

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GENERAL INFORMATION:

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| PETITIONER | Dream Design International, Inc. |
| REQUEST | No. 04CA004 - Amendment to the Comprehensive Plan to change the future land use designation on a 40.12 acre parcel from Park Forest to Low Density Residential with a Planned Residential Development |
| EXISTING LEGAL DESCRIPTION | SE1/4 NE1/4 of Section 23, T2N, R7E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 40.12 acres |
| LOCATION | West of Bunker Drive |
| EXISTING ZONING | General Agriculture District (County) |
| SURROUNDING ZONING | |
| North: | General Agriculture District (County) |
| South: | General Agriculture District (County) |
| East: | Mobile Home Residential District (County) |
| West: | General Agriculture District (County) |
| PUBLIC UTILITIES | To be extended |
| DATE OF APPLICATION | 02/27/2004 |
| REPORT BY | Karen Bulman |

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 40.12 acre parcel from Park Forest to Low Density Residential with a Planned Residential Development be approved.

GENERAL COMMENTS: The subject property is located west of Haines Avenue and west of CHMH Subdivision. The property is currently void of any structural development. The approval of the related Petition of Annexation (04AN001) will place a No Use Zoning District designation on the subject property. The property owner plans to build residential structures on this property and has submitted a request to rezone the property from No Use District to Low Density Residential District.

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In addition to the Comprehensive Plan Amendment to the Long Range Comprehensive Plan to change the land use designation on the east half of the subject property from Park Forest to Low Density Residential with a Planned Residential Development, the applicant has submitted a Petition to Annex the subject property, a Planned Development Designation, a Rezoning request to change the zoning designation on the west half of the subject property from No Use District to Park Forest District, and a Rezoning request to change the zoning designation on the east half of the subject property from No Use District to Low Density Residential District. In addition, the applicant has submitted a Layout Plat to subdivide an 80 acre parcel into 105 residential lots to be known as Rainbow Ridge Subdivision. Lastly, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water and sewer; to waive the requirement to provide sidewalks on both sides of the street; and, to allow lots twice as long as they are wide. (See companion items #04SV009, 04PL014, 04RZ005, 04AN001, 04RZ004 and 04PD009.)

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 Comprehensive Plan currently identifies the subject property as appropriate for park forest land use(s). The properties located to the north, south and west of the subject property are identified as appropriate for park forest land use(s). Properties located to the east of the subject property are identified as appropriate for residential land use(s). The properties are currently zoned Mobile Home Residential and Low Density Residential II and have been developed with a mix of single family residential, mobile home and townhome lots. In addition, City sewer and water has been extended to serve these developments. The subject property is currently void of development. The applicant is proposing to develop the site into similar zoned lots as the adjacent properties since City utilities are now available. A request to rezone this property from No Use District to Low Density Residential Zoning District (04RZ004) and a request for a Planned Development Designation (04PD009) have been submitted in conjunction with the Amendment to the Comprehensive Plan. The Future Land Use Committee met March 12, 2004 and recommended approval of the Comprehensive Plan Amendment to change the land use on the subject property from Park Forest to Low Density Residential land use(s) with a Planned Residential Development.

As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the March 25, 2004 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

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