

STAFF REPORT
September 9, 2004

No. 04CA036 - Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 1.35 acre parcel from Low Density Residential - II with a Planned Residential Development to Park Forest with a Planned Residential Development

ITEM 12

GENERAL INFORMATION:

PETITIONER	Wyss Associates for WEB Land Holdings
REQUEST	No. 04CA036 - Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 1.35 acre parcel from Low Density Residential - II with a Planned Residential Development to Park Forest with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Described by metes and bounds commencing at the NW corner of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. Thence travel 367.51 feet at a bearing S00°31'58" West to the Point of Beginning; Travel 249.13 feet at a bearing S41°05'15" East to a point; Travel 110.01 feet at a bearing N35°36'28" East to a point; Travel 204.40 feet at a bearing S12°13'30" West to a point; Travel 76.49 feet at a bearing S33°41'47" East to a point; Travel 40.83 feet at a bearing S56°18'13" West to a point on a curve; Travel 133.10 feet along a 124.00' radius convex southwesterly with a chord bearing S87°03'11" West to a point; Travel 36.45 feet at a bearing N62°11'51" West to a point on a curve; Travel 33.00 feet along a 126.00' radius concave northwesterly with a chord bearing N71°13'38" West to a point; Travel 363.20 feet at a bearing N00°31'58" East to the point of beginning. The area described contains approximately 1.35 acres more or less
PARCEL ACREAGE	Approximately 1.35 Acres
LOCATION	West of the western terminus of Fairmont Boulevard along Tower Road
EXISTING ZONING	Low Density Residential - II District (PD)
SURROUNDING ZONING	
North:	Park Forest District
South:	Low Density Residential - II District (PD)
East:	Low Density Residential - II District (PD)
West:	Park Forest District

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PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/30/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 1.35 acre parcel from Low Density Residential - II with a Planned Residential Development to Park Forest with a Planned Residential Development be approved.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to change the future land use designation on the property from Low Density Residential II with a Planned Residential Development to Park Forest with a Planned Residential Development. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from Low Density Residential II District to Park Forest. (See companion item #04RZ041.)

Currently, an Initial Planned Residential Development has been approved to allow a single family and townhome development on the subject property and an adjoining parcel. A separate Initial Planned Commercial Development has been approved to allow a mix of multi-family and office commercial development to be located on property further east of the subject property. The applicant has indicated that a minimum three acre parcel will be platted and developed with one single family residence, which includes the subject property. As such, the applicant is proposing to rezone the property to Park Forest District to serve as a buffer between the existing single family development located west of the property and the proposed single family/townhome development.

The subject property is located at the eastern terminus of Pevans Parkway and is part of the Skyline Pines East Development. Currently, the subject property is void of any structural development.

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.

Staff has reviewed this proposed comprehensive plan amendment for conformance with the six criteria for review of comprehensive plan amendments established in Section 2.60.160(D). A summary of Staff findings are outlined below:

1. *Whether the proposed change is consistent with the policies and overall intent of the*

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comprehensive plan.

One of the goals of any Future Land Use Plan is to encourage compact and contiguous growth within the City that is linked to orderly extension and efficient use of public improvements, infrastructure, and services. In-fill development and full utilization of properties currently served by infrastructure are encouraged. The development of property located to the west of the subject property, along Pevans Parkway, has brought the extension of water and sewer to the area. The Park Forest District is intended to allow residential development while preserving the areas natural beauty and open character. The additional review provided by the Planned Residential Development process will insure unique and desirable residential home configuration(s) that take into account the topographic concerns associated with the property. This Amendment to the Comprehensive Plan will revise the Plan to indicate that the subject property is appropriate for single family use. This change is consistent with the intent of the comprehensive plan to encourage development within the residential area.

- 2. Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.*

The property is currently void of any structural development but is located in a developing area. The recent development of property located to the west of the subject property, along Pevans Parkway, has brought the extension of water and sewer to the area. The proximity of water and sewer constitutes a substantial change in the condition of the area and increases the potential development of the subject property as well as the surrounding area.

- 3. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

The property located directly east of the subject property is currently zoned Office Commercial with a Planned Development Designation. The property located directly south of the subject property is currently zoned Low Density Residential District II with a Planned Development Designation. The property located north of the subject property is zoned Park Forest District. As previously noted, the applicant has indicated that a minimum three acre parcel will be platted and developed with one single family residence, which includes the subject property. As such, the applicant is proposing to rezone the property to Park Forest District to serve as a buffer between the existing single family development located west of the property and the proposed single family/townhome development. The development of this property is a continuation of single family development in an area already approved for the use; therefore, this change will be compatible with the existing and proposed uses surrounding the subject property.

- 4. Whether and the extent to which the proposed amendment would adversely effect the*

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environment, services, facilities, and transportation.

Currently, Sandstone Lane and Pevans Parkway serve as legal access to the property. Sewer and water services are located in Pevans Parkway. With the infrastructure in place to accommodate additional development, the proposed amendment does not appear to have an adverse effect on the surrounding properties.

5. *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Properties along Pevans Parkway and further east along Fairmont Boulevard are currently developed with residential and commercial uses, respectively. The extension of water, sewer and street connections along Pevans Parkway allow for the continuation of the established residential development pattern.

6. *Whether and the extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.*

Staff has not identified any significant adverse impacts that will result from the proposed rezoning. The additional review provided by the Planned Residential Development process will insure that any possible adverse impacts are adequately mitigated as a part of the development of the site. As such, the proposed amendment should not have a significant affect on any of the surrounding land uses or on public infrastructure.

Legal Notification: The receipts from the certified mailings have been returned. Staff has not received any inquiries or objections regarding the proposed request at the time of this writing.

Staff is recommending that the Amendment to the Comprehensive Plan to change the future land use designation on an approximate 1.35 acre parcel of land from Low Density Residential - II with a Planned Residential Development to Park Forest with a Planned Residential Development be approved.