

STAFF REPORT
March 10, 2005

No. 05CA013 - Amendment to the Comprehensive Plan to change the future land use designation on an approximate 13.78 acre parcel from Low Density Residential to Park Forest

ITEM 29

GENERAL INFORMATION:

PETITIONER	Fisk Land Survey & Consulting Engineers for Donald Potts
REQUEST	No. 05CA013 - Amendment to the Comprehensive Plan to change the future land use designation on an approximate 13.78 acre parcel from Low Density Residential to Park Forest
EXISTING LEGAL DESCRIPTION	SW1/4 SW1/4 SE1/4; SE1/4 SW1/4 SE1/4 less Lot H1, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 and Lot 2, Potts Subdivision, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.48 acres
LOCATION	6105 Covenant Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	2/11/2005
REVIEWED BY	Linda Foster / Michelle Horkey

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on an approximate 13.78 acre parcel from Low Density Residential to Park Forest be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 13.78 acres and is located north of Covenant Drive and west of Catron Boulevard. The Southwest Connector Future Land Use Plan Map identifies this property as Low Density Residential with a Planned Residential Development Designation. The property is currently zoned General

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Agriculture District. The property located north, south, east and west of the subject property is zoned General Agriculture District. The applicant has also submitted an application to change the zoning designation from General Agriculture District to Park Forest District (05RZ003).

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 comprehensive plan.*

One of the goals of the Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe 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 subject property is located within the Southwest Connector Future Land Use Neighborhood Area. The property is largely undeveloped with one home currently located on the property. The subject property is located north of Covenant Drive and west of Catron Boulevard. Water is available in Golden Eagle Drive, northeast of the subject property. The area to the west and south of the subject property is currently designated for residential uses in the Future Land Use Plan. This change is consistent with the intent of the Comprehensive Plan to encourage in-fill development within the neighborhood area.

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

The Southwest Connector Future Land Use Neighborhood area has been in the process of developing for several years. A majority of the properties are developed and/or designated for residential uses. The subject property is currently undeveloped. The applicant has indicated that the property is now ready for development. The proposal to re-designate the property to Park Forest is complimentary to the existing uses.

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

The property is currently zoned General Agriculture District. The property located north, south, east and west of the subject property is zoned General Agriculture District. The subject property is currently undeveloped. The subject property is located in the Southwest

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Connector Future Land Use Neighborhood area and is now ready for development. Because the subject property is adjacent to property that is currently zoned General Agriculture and designated as Planned Residential Development in the Southwest Connector Future Land Use Plan, the proposed change would be complimentary to the existing land uses.

4. *Whether and the extent to which the proposed amendment would adversely effect the environment, services, facilities, and transportation.*

The subject property fronts Catron Boulevard. Water service is located in Golden Eagle Drive, northeast of the subject property and would need to be extended. 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.*

The subject property, which is currently undeveloped and is located in a primarily residential/undeveloped area, is now ready for in-fill development. The extension of water is currently located in Golden Eagle Drive just northeast of the subject property. Catron Boulevard is the main street access to the property. The proposed amendment would allow in-fill development.

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.*

Some residential development has already occurred in this neighborhood area with much of the property in the Southwest Connector Future Land Use Neighborhood Area being identified as appropriate for residential use. Staff has not identified any adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

The Future Land Use Committee met on February 18, 2005 and generally supported the request to change the designation on this property from Low Density Residential with a Planned Residential Development Designation to Park Forest.