

STAFF REPORT
July 21, 2005

No. 05CA028 - Amendment to the Comprehensive Plan to change the future land use designation on a 160 acre parcel of land from Park Forest to Low Density Residential

ITEM 25

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck, LLC
REQUEST	No. 05CA028 - Amendment to the Comprehensive Plan to change the future land use designation on a 160 acre parcel of land from Park Forest to Low Density Residential
EXISTING LEGAL DESCRIPTION	The SE1/4 NE1/4, E1/2 SE1/4, Section 14 and the NE1/4 NE1/4, Section 23, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 160 acres
LOCATION	At the southern terminus of Chalkstone Drive
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Low Density Residential District
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	6/24/2005
REVIEWED BY	Linda Foster / David L. Johnson

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 160 acre parcel of land from Park Forest to Low Density Residential be denied without prejudice.

GENERAL COMMENTS: The subject property is located west of Auburn Hills Subdivision and is currently void of any structural development. The subject property is zoned Limited Agriculture District in Pennington County. The property to the north, south and west of the subject property is zoned Limited Agriculture District in Pennington County. The property located east of the subject property is zoned Low Density Residential District. The property owner plans to build residential structures on this property and has submitted requests to annex the western 33 feet of the section line highway and vacate the section line highway along the eastern boundary of the subject property (05VR008 & 05AN008). The applicant

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has also submitted a request to amend the Major Street Plan which would realign a Proposed Collector Street located on the above mentioned section line west into the subject property (05CA029).

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 currently undeveloped and is located west of Haines Avenue and the Auburn Hills Subdivision. Sewer and water are available in Cobalt Court, Crimson Court and Auburn Drive, east of the subject property. The adjacent properties to the north, south and west are designated as Limited Agriculture District in Pennington County with the easternmost adjacent property zoned as Low Density Residential District. Because the subject property is adjacent to residential land uses and the applicant has indicated that the property will be developed into single family homes, designating it as Low Density Residential with a Planned Residential Development Designation would be a continuation of the neighboring land uses.

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

The area west of Haines Avenue has been in the process of developing for several years. The subject property is undeveloped property that has been held for future development. The applicant has indicated that the property is now ready for development. The proposal to designate the property as Low Density Residential with a Planned Residential Development Designation is consistent with existing land uses in the area.

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

The subject property is currently zoned Limited Agriculture District in Pennington County. The properties located north, south and west of the subject property are designated as

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Limited Agriculture District in Pennington County. The property east of the subject property is designated as Low Density Residential District. The subject property is currently undeveloped. The subject property is located west of the Auburn Hills Subdivision and is now ready for development. Because the subject property is adjacent to residential land uses, designating the property as Low Density Residential with a Planned Residential Development Designation would provide a continuation of existing uses.

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

The subject property is located west of the Auburn Hills Subdivision which currently has sewer and water service to Cobalt Court, Crimson Court and Auburn Drive. With the infrastructure nearby to accommodate additional development, the proposed amendment does not appear to have any significant 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 is located west of Haines Avenue and is now ready for development. The extension of water and sewer connections is currently located in Cobalt Court, Crimson Court and Auburn Drive, in the Auburn Hills Subdivision which is located east of the subject property. The proposed amendment would provide a continuation of residential land uses.

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.*

Infrastructure is in place adjacent to the subject property and the change would be consistent with the existing neighborhood development. However, staff has identified that detention facilities (local or regional) will be needed to prevent runoff discharge from exceeding pre-development conditions.

The Future Land Use Committee met on July 1, 2005 and has not identified any significant adverse effects that this Comprehensive Plan Amendment would have on the surrounding area or on the City. However, because of the unique topography in the area, the Future Land Use Committee felt that a Planned Development Designation for the subject property would be appropriate.

As previously indicated, changing the request to include a Planned Development Designation on the subject property will require that the item be re-advertised and that new notifications to the surrounding property owners be mailed out. As such, the Future Land Use Committee recommends that this item be denied without prejudice to allow the applicant to request that the Future Land Use Plan be changed from Park Forest to Low Density Residential with a Planned Development Designation.

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As of this writing, the required 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 the proposed request at the time of this writing.