

STAFF REPORT

July 21, 2005

No. 05CA030 - Amendment to the Comprehensive Plan to change an 8.523 acre parcel of land in the Northeast Neighborhood Future Land Use Plan from Public with an alternate land use designation of Planned Residential Development of 2.5 dwelling units per acre to Low Density Residential with a Planned Residential Development

ITEM 27

GENERAL INFORMATION:

PETITIONER

Sperlich Consulting, Inc. For Doeck, LLC

REQUEST

No. 05CA030 - Amendment to the Comprehensive Plan to change an 8.523 acre parcel of land in the Northeast Neighborhood Future Land Use Plan from Public with an alternate land use designation of Planned Residential Development of 2.5 dwelling units per acre to Low Density Residential with a Planned Residential Development

EXISTING

LEGAL DESCRIPTION

A portion of the NE1/4 SE1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the E1/4 Corner, Section 13, T2N, R7E, common with the W1/4 Corner of Section 18, T2N, R8E, at the point of beginning; Thence, first course: Southerly, along the Township/Section line common to said Section 13, T2N, R7E, and Section 18, T2N, R8E, a distance 990 feet; Thence, second course: N37°08'48"W, a distance of 1242.01 feet, to a point on the Center ¼ section line of said Section 13, T2N, R7E; Thence, third course: Easterly, along the Center ¼ section line of said Section 13, T2N, R7E, a distance of 750 feet to the East ¼ Corner of Section 13, T2N, R7E, common with the West ¼ Corner of Section 18, T2N, R8E, and the point of beginning;

PARCEL ACREAGE

Approximately 8.523 acres

LOCATION

One half mile north of the intersection of West Nike Road and Country Road

EXISTING ZONING

General Agriculture District (Pennington County)

SURROUNDING ZONING

North:

General Agriculture District (Pennington County)

South:

Low Density Residential District

East:

General Agriculture District (Pennington County)

West:

General Agriculture District (Pennington County)

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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 an 8.523 acre parcel of land in the Northeast Neighborhood Future Land Use Plan from Public with an alternate land use designation of Planned Residential Development of 2.5 dwelling units per acre to Low Density Residential with a Planned Residential Development be approved.

GENERAL COMMENTS: The subject property is located approximately one half mile north of the intersection of Country Road and West Nike Road. The property contains approximately 8.523 acres and is currently undeveloped. The subject property is zoned General Agriculture District (Pennington County). The property located to the north, east and west is zoned General Agriculture District (Pennington County). The property south of the subject property is zoned Low Density Residential District.

The applicant has also submitted a Petition of Annexation (05AN007), a Rezoning Request from No Use to Low Density Residential District (05RZ042), and a Planned Development Designation (05PD047).

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

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properties currently served by infrastructure are encouraged. The subject property is located within an area proposed to change in the near future and is located approximately one half mile north of the intersection of Country Road and West Nike Road. Sewer and water will need to be extended to this area to serve continued residential areas.

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

The subject property is located within an area that is proposed for development in the future. The property is currently undeveloped. However, future plans for residential development have been indicated. Water and sewer will be extending into the subject property. The applicant has included a request to rezone the property from No Use District to Low Density Residential District. The changing conditions in the area through the future extension of water, sewer and road connections increases the potential development of the property. The property located south of the subject property is currently zoned Low Density Residential District. The proposal to rezone the subject property to a Low Density Residential District is reflective of a continuation of the residential development 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 General Agriculture District in Pennington County. The properties located north, south and east of the subject property are designated as General Agriculture District in Pennington County. The property south of the subject property is designated as Low Density Residential District. The subject property is currently undeveloped. 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.*

Sewer and water services exist in Viking Drive, south of the subject property and will need to be extended. With the extension of infrastructure, 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 undeveloped and is located in a general agriculture and residential area that is now ready for development. With the extension of water, sewer and street connections to the subject property, the proposed amendment will allow the continuation of

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the established residential 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.*

Infrastructure is in place near 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 reviewed this request with the applicant on June 24, 2005 and recommended approval of the proposed Comprehensive Plan Amendment.

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.