

STAFF REPORT  
November 10, 2005

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**No. 05CA040 - Amendment to the Comprehensive Plan to change the future land use designation from Low Density Residential to Medium Density Residential**

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**ITEM 9**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 05CA040 - Amendment to the Comprehensive Plan to change the future land use designation from Low Density Residential to Medium Density Residential</b>
EXISTING LEGAL DESCRIPTION	A Tract of land located in the NE1/4 SW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota more particularly described as follows: beginning at a point on the east/west 1/4 line of said Section 24 from which the center 1/4 corner of said Section 24 bears S89°48'44"E a distance of 506.81 feet; thence S00°10'09"W a distance of 399.73 feet; thence N89°49'51"W a distance of 230.30 feet; thence N00°10'09"E a distance of 399.80 feet; thence S89°48'44"E a distance of 230.30 feet to the point of beginning: said Tract containing 2.11 acres more or less
PARCEL ACREAGE	Approximately 2.11 acres
LOCATION	At the northeast corner of the intersection of Katheryn Avenue and Chief Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Mobile Home Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/14/2005
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a Tract of land located in the NE1/4 SW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota more particularly

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GENERAL COMMENTS: This undeveloped property contains approximately 2.11 acres and is located at the northeast corner of Kathryn Avenue and Chief Drive and west of Haines Avenue. Land located north of the subject property is zoned Mobile Home Residential District. Land located east, west and south of the subject property is zoned Low Density Residential District. An application for a Rezoning from Low Density Residential to Medium Density Residential District (05RZ056) has been submitted in conjunction with the Comprehensive Plan Amendment for the subject property. In addition, a Rezoning from Low Density Residential District to General Commercial District (05RZ055), a Planned Development Designation (05PD073), and an Amendment to the Comprehensive Plan to change the future land use designation from Low Density Residential to General Commercial land uses (05CA039) have been submitted for the adjacent property located east of the subject property.

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 any Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to both the levels of demand in the market and to the orderly extension and efficient use of public improvements, infrastructure, and services. The objective is to encourage in-fill and full utilization of properties and avoid scattered or strip residential, commercial and industrial development outside the urban areas. The subject property is located within an area that is developing as residential land uses. Properties adjacent to the subject property are currently zoned Low Density Residential District and Mobile Home District. However, the applicant has submitted a request for a change from Low Density Residential District to General Commercial District for property located adjacent and to the east of the subject property. The addition of water and sewer into the subject area supports the continued development of the area.

2. *Whether the proposed change is warranted by changed conditions within the*

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---

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---

**ITEM 9**

*neighborhood surrounding and including the subject property.*

The subject property is located within an area that has recently been platted to allow for the extension of streets to the adjacent school and park site. Water and sewer will be extended to the subject property. Haines Avenue and the platted Kathryn Avenue will provide access for additional 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 located adjacent to Haines Avenue, a principal arterial street and Chief Drive. Land located east, west and south of the subject property are zoned Low Density Residential Districts. Land located north of the subject property is zoned Mobile Home Residential District. The property owner has indicated that infrastructure will be extended into the area. An application has been submitted for a Comprehensive Plan Amendment and a rezoning for the adjacent property located east of the subject property. If approved, the requests would result in the property being rezoned from Low Density Residential to General Commercial District. Rezoning the subject property from Low Density Residential to Medium Density Residential District will serve as a buffer between the Low Density Residential District and the proposed General Commercial District.

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

The subject property is located at the intersection of Kathryn Avenue and Chief Drive and adjacent to Haines Avenue, a principal arterial street. Haines Avenue will accommodate the anticipated increase in traffic resulting from the increased densities associated with the Medium Density Residential District. Water and sewer will be extended into the subject property. The proposed amendment will not have a significant adverse effect on the surrounding area.

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

The proposed amendment would allow for continuation of in-fill development of the area. The extension of water, sewer and street connections to the subject property will support the continued residential development. Medium Density Residential land uses will provide a buffer between the Low Density Residential land uses and the proposed General Commercial land use to the east of the subject property.

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 effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

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---

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As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the November 10, 2005 Planning Commission meeting if this requirement has not been met. Staff has received one inquiry regarding the proposed Comprehensive Plan Amendment.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the land use from Low Density Residential to Medium Density Residential be approved.