

STAFF REPORT

June 8, 2006

No. 06CA012 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Planned Residential Development with one dwelling unit per acre to Low Density Residential

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GENERAL INFORMATION:

PETITIONER	Sean Doyle
REQUEST	No. 06CA012 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Planned Residential Development with one dwelling unit per acre to Low Density Residential
EXISTING LEGAL DESCRIPTION	The NE1/4 NE1/4 SW1/4, less Tract 8R, Harmony Heights, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.19 acres
LOCATION	At the southern terminus of Vista Ridge Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District - General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	Private well and on-site wastewater
DATE OF APPLICATION	5/12/2006
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation on a 7.19 acre parcel from Planned Residential Development with a maximum of one dwelling unit per acre to Low Density Residential be continued to the June 22, 2006 Planning Commission meeting to allow the application to be legally advertised.

GENERAL COMMENTS: This undeveloped property contains approximately 7.19 acres and is located at the southern terminus of Vista Ridge Road. Land located north of the subject

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property is zoned Low Density Residential District. Land located east of the property is zoned General Agriculture District and Low Density Residential District. Land located south and west of the subject property is zoned General Agriculture District. In addition to this Comprehensive Plan Amendment application, the applicant has submitted a Rezoning of the subject property from General Agriculture District to Low Density Residential District (06RZ012).

STAFF REVIEW: Upon review of the application, staff has noted that the legal advertisement was incorrect. As such, staff recommends that the Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Planned Residential Development with one dwelling unit per acre to Low Density Residential be continued to the June 22, 2006 Planning Commission so that the item can be legally advertised.

As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the June 8, 2006 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.