

STAFF REPORT
September 7, 2006

No. 06CA024 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Park Forest to Medium Density Residential with a Planned Residential Development

ITEM 19

GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Franklin O. Simpson
REQUEST	No. 06CA024 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Park Forest to Medium Density Residential with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	A parcel of land in the NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 26 and the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows; Beginning at the Northwest corner of Tract B of Fountain View Subdivision as recorded in Book 29, Page 239, Said point being monumented with an Iron rod; Thence S72°10'55"W along the Right-of-Way of Harmony Heights Lane a distance of 319.49 feet to a point; Thence along the Right-of-Way of Harmony Heights Lane through a curve to the right having a radius of 229.63 feet, a distance of 3.70 feet; Thence S00°02'56"E 469.04 feet to a point on the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27; Thence N89°41'23"E 114.61 feet along said South line to a point on the East line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27 monumented with an Iron rod; Thence N89°55'39" E 390.12 feet along the South line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 26 to a point; Thence N00°01'21"W 325.13 feet to a point; Thence S89°58'39"W 122.54 feet to a point; Thence N24°44'05"E 64.04 feet to a point on the 125 foot radius non-tangent curve of said Tract B that concaves to the Northeast; Thence along said curve to a chord intersect point N41°33'15"W at a distance of 100.51 feet; Thence N17°50'42"W 113.81' along the West line of said Tract B to the Point of Beginning
PARCEL ACREAGE	Approximately 5.39 acres
LOCATION	Southwest of the intersection of Harmony Heights Lane and Sunny Springs Drive
EXISTING ZONING	Medium Density Residential District - General Agriculture District

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ITEM 19

SURROUNDING ZONING

North: Office Commercial District (Planned Development Designation) - Medium Density Residential District
South: Medium Density Residential District
East: Medium Density Residential District
West: General Agriculture District

PUBLIC UTILITIES To be extended

DATE OF APPLICATION 8/11/2006

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 from Park Forest to Medium Density Residential with a Planned Residential Development be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 5.39 acres and is located southwest of the intersection of Harmony Heights Lane and Sunny Springs Drive. The property is currently zoned Medium Density Residential District and General Agriculture District. Land located north of the subject property is zoned Office Commercial District with a Planned Commercial Development and Medium Density Residential District. Land located east and south of the subject property is zoned Medium Density Residential District. Land located 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 Medium Density Residential District, a Planned Development Designation, a Variance to the Subdivision Regulations to reduce the pavement width along Sunny Springs Drive from 27 feet to 24 feet, an Initial and Final Planned Residential Development to allow 22 townhomes to be constructed on the subject property, and a Layout Plat to subdivide the subject property into 22 townhome lots leaving a non-transferable unplatted balance. (See companion items 06RZ028, 06PD062, 06SV050, 06PD061, and 06PL132.)

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:

No. 06CA024 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Park Forest to Medium Density Residential with a Planned Residential Development

ITEM 19

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 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. This change is consistent with the intent of the City's Comprehensive Plan to encourage the orderly extension of contiguous growth along the City's fringe.

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

The property is currently void of any development and is located in an area with continuing residential growth. The proposed change will expand the residential growth in the area and will encourage further development of the area. The extension of roads will provide improved access to properties surrounding the subject property.

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

The property located south and east of the subject property is zoned Medium Density Residential District. The property located west of the subject property is zoned General Agriculture District. The property located north of the subject property is zoned Medium Density Residential District and Office Commercial District with a Planned Commercial Development. The proposed amendment to change the land use from Park Forest to Medium Density Residential with a Planned Residential Development appears to be compatible with the residential uses surrounding the subject property.

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

The existing streets abutting the subject property are designed to serve a Medium Density Residential development. The road connectivity through the subject property will improve the future development of adjacent property. Drainage from the development of the property will be handled sufficiently within the drainage basin. The conversion of the private water and sewer system to a public system will improve the future development of the area. 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.*

No. 06CA024 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Park Forest to Medium Density Residential with a Planned Residential Development

ITEM 19

The subject property is located in an undeveloped area that is now ready for development. Road and infrastructure improvements will be extended as development occurs. The proposed amendment will allow the continuation of residential development within the City. The proposed change would result in a logical and orderly development pattern.

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.*

The Deadwood Avenue Drainage Plan indicates light industrial development within this area. Residential use will provide less impervious surface and will satisfy the requirements of the drainage basin plans. Road networks are to be located adjacent to the subject property. Water and sanitary sewer service will be extended to support medium density residential development. In addition, the Initial and Final Planned Residential Development will help to mitigate any negative effects the development may have on existing or future land uses in the area. Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City.

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 September 7, 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.

Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Park Forest to Medium Density Residential with a Planned Residential Development be approved.