

STAFF REPORT
February 8, 2007

No. 07CA004 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Park Forest to Low Density Residential with a Planned Residential Development

ITEM 15

GENERAL INFORMATION:

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PETITIONER | City of Rapid City |
| REQUEST | No. 07CA004 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Park Forest to Low Density Residential with a Planned Residential Development |
| EXISTING LEGAL DESCRIPTION | Lots 1 thru 6 of Tract A and Lots 7 and 8 of Tract B all of Lot 1 of New Park Subdivision (formerly Tracts A and B of Lot 1 of New Park Subdivision) located in the NW1/4 of the SW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 2.25 acres |
| LOCATION | West of Haines Avenue and north of Kathryn Avenue |
| EXISTING ZONING | Low Density Residential District with a Planned Residential Development |
| SURROUNDING ZONING | |
| North: | Low Density Residential II District with a Planned Residential Development |
| South: | Public District |
| East: | Low Density Residential District with a Planned Residential Development |
| West: | Public District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 1/12/2007 |
| REVIEWED BY | Karen Bulman / Emily Fisher |

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

GENERAL COMMENTS: An application to amend the Comprehensive Plan to change the land use designation from Park Forest to Low Density Residential with a Planned Residential Development (06CA043) was submitted and approved by the City Council on November 20, 2006. Staff review indicated that the legal description for that application was incorrect. The

STAFF REPORT
February 8, 2007

No. 07CA004 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Park Forest to Low Density Residential with a Planned Residential Development

ITEM 15

City is sponsoring this current application to allow the correct legal description to be legally advertised.

This undeveloped property contains approximately 2.25 acres and is located west of Haines Avenue and north of Kathryn Avenue. The property is currently zoned Low Density Residential District with a Planned Residential Development. Land located north of the subject property is zoned Low Density Residential II District with a Planned Residential Development. Land located east of the subject property is zoned Low Density Residential District with a Planned Residential Development. Land located south and west of the subject property is zoned Public District. A Rezoning of the subject property from Public District to Low Density Residential District (06RZ053) and a Planned Residential Development – Initial and Final Development Plan (06PD071) have been submitted and approved.

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 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. Kathryn Avenue extends along the south boundary of the subject property and Kyle Street extends north and south through the subject property. City sewer and water are to be extended to the subject property. 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 expansion of this residential growth is the change that warrants the extension of residential land use.

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

No. 07CA004 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Park Forest to Low Density Residential with a Planned Residential Development

ITEM 15

The property located north of the subject property is zoned Low Density Residential II District with a Planned Residential Development. The property located east of the subject property is zoned Low Density Residential District with a Planned Residential Development. The property located south and west of the subject property is zoned Public District with proposed uses for a school site and park land. Placing low density residential land uses within close proximity to school and park land is a compatible land use. The proposed amendment to change the land use from Park Forest to Low 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 Low Density Residential development. The road connectivity through and adjacent to the subject property will improve the future development of adjacent property. City water and sewer are proposed to be extended to the subject property. 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.*

Adjacent properties are currently developed with single family residential uses. The proposed Comprehensive Plan Amendment is consistent with the existing densities within the area. 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.*

Road networks are to be located adjacent to the subject property. Water and sanitary sewer service will be extended to support low density residential development. In addition, an Initial and Final Planned Residential Development (06PD071) for the subject property was approved November 9, 2006. The Planned Residential Development requires single family residential structures of wood construction in earth tone colors. 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 been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the February 8, 2007 Planning Commission meeting if this requirement has 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 Adopted Comprehensive Plan to change the

STAFF REPORT
February 8, 2007

No. 07CA004 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Park Forest to Low Density Residential with a Planned Residential Development

ITEM 15

land use designation from Park Forest to Low Density Residential with a Planned Residential Development be approved.