

STAFF REPORT
May 10, 2007

No. 07CA019 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Park Forest to Low Density Residential II

ITEM 19

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 07CA019 - Amendment to the Adopted Comprehensive Plan to change the Future Land Use Designation from Park Forest to Low Density Residential II
EXISTING LEGAL DESCRIPTION	The east 33 feet of the NE1/4 NE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.006 acres
LOCATION	At the northern terminus of Bunker Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	Low Density Residential District
East:	Low Density Residential District II
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/13/2007
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the Future Land Use Designation from Park Forest to Low Density Residential II be approved.

GENERAL COMMENTS: The subject property is the western 33 feet of section line highway located just west of Tyler Knue Subdivision. The area includes approximately one acre, and is presently undeveloped. The subject property was annexed into the City of Rapid City effective January 19, 2004 (03AN012). Property located west of this property is located outside the corporate limits of the City and is zoned General Agriculture District by Pennington County. Property located east of the subject property is zoned Low Density Residential District II. Property located south of the subject property is zoned Low Density Residential District. Property located north is zoned No Use District. There is also a request pending to rezone the subject property from No Use District to Low Density Residential District II (07RZ034).

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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 is 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. Full utilization of properties currently served by infrastructure is encouraged. Infrastructure has been extended to the southern end of the subject property. As a part of the platting of the subject property, infrastructure will be constructed to serve the future residential development. It is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future. The proposed land use appears to be compatible with the existing adjacent and nearby development taking place within the City.

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

The annexation of the subject property into the City of Rapid City and the extension of public infrastructure into the area constitutes the changing condition warranting the change in the land use. The proposal to amend the Comprehensive Plan as proposed 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.*

Rainbow Ridge Subdivision southwest of the subject property is zoned Low Density Residential District and Tyler Knue Subdivision east of the subject property is zoned Low Density Residential District II. Property located north of the subject property is zoned No Use District and is currently in the process of being rezoned (07RZ035). Property located west of the subject property is not within the corporate limits of the City, and remains undeveloped with zoning designated General Agriculture District. The right-of-way will eventually serve the residential development already taking place in area. Bringing the Future Land Use Plan into conformity with Low Density Residential District II is compatible with existing and proposed uses surrounding the subject property.

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

As a part of development of the subject property, infrastructure will be constructed to serve the future residential development. Staff is not aware of any significant adverse impacts on the surrounding properties that would result from the proposed amendment to the Comprehensive Plan.

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

Significant residential development has already taken place in the area and adjacent to the subject property. The proposed amendment to the Comprehensive Plan appears to be the result of 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.*

As a part of development of the subject property, infrastructure will be constructed to serve the proposed residential development. In addition, additional residential development is established in the area. Staff has not identified any significant adverse affects on other parts of the City resulting from this request.

As of this writing, the required sign has been posted and the green receipts from the certified mailing have been returned. Staff has received two inquiries, but no objections regarding the proposed request at the time of this writing.