

August 9, 2007

No. 07CA034 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Agriculture to High Density Residential with a Planned Residential Development

ITEM 16

GENERAL INFORMATION:

PETITIONER

CETEC Engineering Services, Inc. for OS Development

REQUEST

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EXISTING

LEGAL DESCRIPTION

A tract of land located in the SE1/4 SE1/4 of Section 22, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. Being more particularly described as follows: Commencing at the Southeast Corner of said Section 22, said point being monumented with an iron rod and aluminum cap stamped with the section numbers below the surface of the asphalt; Thence N88°27'49"W 369.56 feet along the South line of the SE1/4 SE1/4 of said Section 22 to the True Point of Beginning; Thence N88°27'49"W 178.78 feet along said South line to the beginning of a curve concave to the northeast and having a radius of 1200.00 feet; Thence along said curve a distance of 349.48 feet; Thence N32°05'22"E 250.68 feet to the beginning of a curve concave to the northwest and having a radius of 1006.00 feet; Thence along said curve a distance of 433.45 feet; Thence S87°56'54"E 84.32 feet to the southwest corner of the Bradeen Subdivision, said point being monumented with a rebar and plastic cap stamped LS 6014; Thence S87°56'54"E 181.28 feet along the South line of said Subdivision; Thence S02°02'59"W 672.03 feet to the True Point of Beginning, from which the South 1/4 corner of said Section 22 bears N88°27'49"W a distance of 2280.00 feet, said point being monumented with a brass cap and iron pipe

PARCEL ACREAGE

Approximately 5.69 acres

LOCATION

West of the intersection of Reservoir Road and Southside Drive

EXISTING ZONING

No Use District

SURROUNDING ZONING

North:

Limited Agriculture District (Pennington County)

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South:	No Use District
East:	No Use District
West:	No Use District

PUBLIC UTILITIES	To Be Extended
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DATE OF APPLICATION	7/13/2007
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REVIEWED BY	Jonathan Smith / Todd Peckosh
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RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Agriculture to High Density Residential with a Planned Residential Development be continued to the August 23, 2007 Planning Commission meeting to allow the applicant time to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to change the future land use designation from Agriculture to High Density Residential with a Planned Residential Development. The property consist of 5.69 acres and is located approximately 3,000 feet south of the intersection of South Dakota Highway 44 and Reservoir Road, on the west side of Reservoir Road. The property was annexed (#07AN002) into the City on April 16, 2007. A Layout Plat (#07PL047), which includes the property, was approved by Council on April 16, 2007. Currently the property is zoned No Use District and is void of any structural development. A request to rezone the property from No Use District to High Density Residential District (#07RZ054) has been filed in conjunction with this Comprehensive Plan Amendment request. A Planned Development Designation (#07PD053) was approved on July 30, 2007 subject to approval of the related rezoning. The purpose of the Planned Development is to provide deviations from conventional zoning and subdivision regulations to promote optimal methods of land development, and encourage imaginative urban design. Issues such as parking, landscaping, building elevations and signage will all be addressed as part of the planned development.

The associated Layout Plat indicates that the proposed development identified as "Morningstar Subdivision" will consists of several land uses/ zoning classifications including Neighborhood Commercial District, Low Density Residential District, Medium Density Residential District, High Density Residential District, and General Agriculture District. The Layout Plat identifies that 388 acres will be subdivided into 734 lots with 910 dwelling units.

Staff has noted that the property may be more suitable as being developed as Medium Density Residential in lieu of High Density Residential, without compromising the density of multi-family and two-family housing. Staff has requested a meeting with the applicant to discuss these options. As of this writing a meeting with the applicant and Growth Management staff has not been scheduled.

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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.

The Future Land Use Committee 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 the Future Land Use Committee 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 preserve and enhance the existing economic base of Rapid City to achieve continued and well balanced economic development and employment opportunities. The applicant has submitted a Comprehensive Plan Amendment to change the future land use designation from Agriculture to High Density Residential with a Planned Residential Development. Currently the land use of the property is agriculture. As noted the property was recently annexed into the City. Upon annexation the property was rezoned No Use District. Since the property is located on the fringe of the urban area and is currently used for agricultural purposes, it likely will be undergoing urbanization in the future due to its location between the developed urban area of the City and the City's Water Reclamation Plant.

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

Currently, the property is unoccupied. The recent annexation of this property constitutes the changing conditions within the vicinity of the property. Additionally, the Prairiefire development southeast of the site resulted in the extension of sanitary sewer service in the area making it more feasible for utilities to be extended to this site and for the property to be developed.

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

The property is located adjacent to agricultural land uses to the north, south, east, and west. As noted the property was recently annexed into the municipal boundaries of the City of Rapid City. As noted above, the Future Land Use Committee noted the changing conditions that are resulting in further urban development in the area.

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

The property is currently undeveloped. The Pennington County Highway Department staff

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has indicated that the proposed development will exceed the traffic capacity for Reservoir Road. As such staff is recommending that the applicant submit a traffic analysis for review and approval.

Water and sewer services will need to be extended to the property as development occurs. Water supply is of particular concern to this development. The consultant is currently completing a water system analysis to determine if water can be provided from the line in South Dakota Highway 44 without negatively impacting the supply of water at the Rapid City Regional Airport. Staff recommends that this Comprehensive Plan Amendment request be continued to allow it to be considered in conjunction with the rezoning request.

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

The location of High Density Residential land uses at the intersection of an arterial and collector street would appear to result in a logical development of the property. High Density Residential development at this location, when proper buffering is provided and care is taken in the design and location of the buildings and vehicular access. The proposed land use at this location appears to be appropriate based on the long term development of the area. It should be noted that the actual rezoning of the property and resulting development will need to be closely coordinated with the extension of public utilities and roadway infrastructure to ensure that adequate services are available to support the development.

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.

Changing the land use classification to High Density Residential will potentially increase traffic and noise and may put a burden on the local streets. The associated approved Layout Plat indicates that the proposed development identified as "Morningstar Subdivision" will consist of several land uses/zoning classifications including Neighborhood Commercial District, Low Density Residential District, Medium Density Residential District, High Density Residential District, and General Agriculture District. While the proposed land use classification appears to be appropriate for ultimate development of this site at build out, care will need to be taken to ensure that adequate infrastructure can be extended to the site at the time development occurs to ensure there are no adverse effects.

The proper sign has been posted on the property. The green card receipts from the certified mailing have not been returned as of this writing. Staff will notify the Rapid City Planning Commission at its meeting on August 23, 2007 if the receipts have not been returned prior to the meeting. Staff has received no inquiries or objections concerning this Comprehensive Plan Amendment request.

Staff has noted that additional information is needed in order to complete the review of the related rezoning request. Staff recommends that this item be continued to the August 23, 2007 Planning Commission meeting to allow the applicant's request to be considered with the

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