

STAFF REPORT
September 6, 2007

No. 07CA009 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Flood Hazard to Medium Density Residential with a Planned Residential Development **ITEM 13**

GENERAL INFORMATION:

PETITIONER	Rimrock Estates, LLC for Heavy Constructors, Inc.
REQUEST	No. 07CA009 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Flood Hazard to Medium Density Residential with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lot 1 of Knecht Park Subdivision, Sections 8 and 17, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.66 acres
LOCATION	Southwest of the intersection of Idlehurst Lane and Jackson Boulevard
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Flood Hazard District
East:	Flood Hazard District
West:	Flood Hazard District - Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Public Sewer
DATE OF APPLICATION	2/21/2007
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Flood Hazard to Medium Density Residential with a Planned Residential Development be denied without prejudice at the request of the applicant.

GENERAL COMMENTS:

(Update August 28, 2007. All revised text shown in bold). The applicant has indicated to staff that they wish to have this item denied without prejudice. Staff recommends that this item be denied without prejudice at the request of the applicant.

Update July 17, 2007. All revised text shown in bold). On June 4, 2007 the City Council

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adopted a moratorium on rezoning property within the 500 year floodplain, and on the issuance of Floodplain Development Permits for the area west of Chapel Lane Bridge. The effective date of this moratorium is ninety days from the date of passage. Staff requests that this item be continued to the September 6, 2007 Planning Commission meeting to allow the public hearing to take place after the moratorium has expired, to allow the applicant additional time to submit the required information, and to allow this item to be heard in conjunction with the associated rezoning request (#07RZ014).

The applicant has submitted an Amendment to the Adopted Comprehensive Plan to change the land use designation of a 4.66 acres parcel from Flood Hazard to Medium Density Residential with a Planned Residential Development. The subject property is located on Jackson Boulevard, west of the Braeburn Dog Park. The subject property is currently void of any structural development. A Rezoning request (#07RZ014) to change the zoning designation from Flood Hazard District to Medium Density Residential District has been filed in conjunction with this Comprehensive Plan Amendment request. The applicant plans to construct a multi-family residential complex consisting of 30 units pending approval of the requested Comprehensive Plan Amendment, and rezoning. Land located to the south and east of the subject property is currently zoned Flood Hazard District. Land located west of the subject property is zoned Flood Hazard District and Suburban Residential District by Pennington County. Land located to the north of the subject property is currently zoned Limited Agriculture District by Pennington County.

STAFF REVIEW:

Staff has reviewed the proposed Comprehensive Plan Amendment and noted the following considerations:

FLOOD PLAIN:

The subject property is currently identified on the future land use map as Flood Hazard District. The Flood Insurance Rate Map identifies a majority of the property as being within the 100 year flood plain. The applicant has submitted Conditional Letter of Map Revision- Fill (CLOMAR-F) documentation issued by the Federal Emergency Management Association that indicates that the subject property is not located with the 100 year flood plain. Staff has noted that the map revision submitted by the applicant has been stamped and signed by a Registered Professional Engineer, and indicates no rise in base flood elevation.

PLANNED RESIDENTIAL DEVELOPMENT:

The applicant has submitted a Comprehensive Plan Amendment to change the land use designation from Flood Hazard to Medium Density Residential with a Planned Residential Development. As noted above the applicant plans to construct a multi-family residential complex on the subject property if the requested Comprehensive Plan Amendment, and rezoning is approved. 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.

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WATER & SEWER:

As noted the applicant has indicated that if the Comprehensive Plan Amendment and rezoning is granted that a 30 unit multi-family residential complex will be constructed on the subject property. Currently the site does not have access to City water and sewer. Staff has noted that the applicant plans to provide water service with an on-site well. However no information has been submitted demonstrating adequate fire and domestic flows. Staff recommends that the applicant submit a water system analysis prepared by a Registered Professional Engineer verifying source and sufficient quantities for adequate fire and domestic flows for review and approval.

The applicant has indicated that they propose to connect to the Rapid Canyon Sanitary Sewer District's sewer system to provide sewer service to the proposed 30 unit multi-family residential complex. Staff has noted that no documentation granting permission to connect to the Rapid Canyon Sewer District's sewer system has been submitted. In addition, no information demonstrating adequate capacity is available within Rapid Canyon Sanitary District's system for the proposed development has been submitted. Staff recommends that the applicant submit documentation from Rapid Canyon Sanitary District stating no objection to the proposed development connecting into their sanitary sewer system, and that the applicant submit a waste water system analysis from a Registered Professional Engineer for review and approval.

ACCESS:

Staff has noted that egress and ingress to the site will be off of Jackson Boulevard, which is also known as South Dakota Highway 44. The applicant is required to obtain an access permit from the South Dakota Department of Transportation to allow for an approach that will serve a 30 unit multi-family residential complex.

NOTIFICATION:

The proper sign has been posted on the subject 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 June 7, 2007 if the receipts have not been returned prior to the meeting. Staff has received no inquiries or objections concerning this rezoning request.

Staff recommends that this item be continued to the June 7, 2007 Planning Commission meeting to allow the applicant to submit additional water and sewer information which demonstrates adequate service for a 30 unit multi-family residential complex, and obtain an access permit from the South Dakota Department of Transportation.