

STAFF REPORT
February 7, 2008

No. 08CA001 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential District with a Planned Residential Development to Medium Density Residential District with a Planned Residential Development

ITEM 8

GENERAL INFORMATION:

APPLICANT	Signature Homes, LLC
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Freeland Meadows, LLC
REQUEST	No. 08CA001 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential District with a Planned Residential Development to Medium Density Residential District with a Planned Residential Development

EXISTING
LEGAL DESCRIPTION

A portion of Government Lot 4, Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Section Corner common to Sections 13, 18, 19, and 24, and the point of beginning. Thence, first course: N00°07'57"E, a distance of 607.71 feet; Thence, second course: S89°45'23"E, a distance of 348.37 feet; Thence, third course: S45°18'29"E, a distance of 148.27 feet; Thence, fourth course: S41°57'10"E, a distance of 97.30 feet; Thence, fifth course: S60°00'17"E, a distance of 82.33 feet; Thence, sixth course: S74°07'50"E, a distance of 100.83 feet; Thence, seventh course: S89°41'41"E, a distance of 89.82 feet; Thence, eighth course: N85°07'42"E, a distance of 72.62 feet; Thence, ninth course: N74°29'46"E, a distance of 101.06 feet; Thence, tenth course: N56°32'29"E, a distance of 93.59 feet; Thence, eleventh course: S59°22'45"E, a distance of 105.77 feet; Thence, twelfth course: S89°45'23"E, a distance of 54.68 feet; Thence, thirteenth course: S00°14'37"W, a distance of 117.37 feet; Thence, fourteenth course: S89°45'23"E, a distance of 100.00 feet; Thence, fifteenth course: S00°14'37"W, a distance of 40.61 feet; Thence, sixteenth course: S89°37'07"E, a distance of 20.52 feet, to the northwesterly corner of Lot 1 of Mailloux Subdivision in Lot B in the SE ¼ of the SW ¼ of Section 18, T2N, R8E, BHM; Thence, seventeenth course: S00°23'45"W, along the westerly boundary of said Lot 1, a distance of 208.56 feet, to the southwesterly

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corner of said Lot 1; Thence, eighteenth course: S00°23'45"W, a distance of 33.00 feet, to a point on the section line common to Sections 18, and 19; Thence, nineteenth course: N89°35'54"W, along the section line common to Sections 18, and 19, a distance of 1290.05 feet, to the Section Corner common to Sections 13, 18, 19, and 24, and the point of beginning

PARCEL ACREAGE	Approximately 13.58 acres
LOCATION	North of Country Road, east of Cobalt Avenue and west of 143rd Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District (Pennington County)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	To be Extended
DATE OF APPLICATION	1/11/2008
REVIEWED BY	Jonathan Smith / Ted Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential District with a Planned Residential Development to Medium Density Residential District with a Planned Residential Development be continued to the February 21, 2008 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a request to change the Future Land Use designation from Low Density Residential with a Planned Residential Development to Medium Density Residential with a Planned Residential Development for 13.58 acres of property. The property is located north of Country Road, east of Cobalt Avenue and west of 143rd Street. An associated rezoning request (#08RZ002) to rezone the property from Low Density Residential District to Medium Density Residential District has been filed in conjunction with this request. The property was annexed (#05AN001) into the municipal boundaries of Rapid City on June 6, 2005. The property was rezoned from No Use District to Low Density Residential District (#05RZ008) on June 6, 2005.

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On June 6, 2005, the City Council approved a Layout Plat (#05PL022) to subdivide the property into 425 residential lots, to be known as "Freeland Meadows Subdivision. On July 5, 2005, the City Council approved a Variance to the Subdivision Regulations (#05SV012) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Country Road and W. Nike Road with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements. The waiver of right to protest document has been signed and recorded at the Register of Deed's Office.

A revised Layout Plat (#07PL180) identifying the property as "Prairie Meadows Subdivision" to subdivide a 146.8 acre parcel into 273 lots has yet to be approved by Planning Commission as of this writing. In addition, the applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan (#07CA062) to relocate LaCrosse Street as it extends through the parcel. An associated rezoning request (#07RZ002) to rezone the property from Low Density Residential District to Medium Density Residential District has been filed in conjunction with this request.

Currently the property is void of any structural development. The property is zoned Low Density Residential District. Property located to the north is zoned Low Density Residential District. Property located to the south is zoned General Agricultural District by Pennington County. Property located to the east and west is zoned Low Density Residential District.

STAFF REVIEW:

Changing the Future Land Use designation on the property from Low Density Residential District with a Planned Residential Development to Medium Density Residential District with a Planned Residential Development will result in an increase in density. Staff has noted that adequate water and sewer service must be provided to this proposed residential development to avoid potential adverse effects to the property and the surrounding area. A majority of the property, or that portion located below 3,300 feet, is located within the low level pressure water service area. Currently, the low level pressure water system has not been extended into this area. The high level pressure water system is located west of the property. However, due to the elevation of this property, pressure reducing valves must be utilized in order to serve the property from the high pressure water service system. In addition, an Exception must be obtained to allow the property to be served from the high pressure water service system in lieu of the low pressure water service system. Until an Exception is granted and the applicant demonstrates that there is capacity within the proposed water distribution system, it is unclear how water service will be provided to the development.

This request and the associated (#08RZ002) Rezoning Request were reviewed by the Future Land Use Committee on January 31, 2008. The Future Land Use Committee noted that this may be an appropriate land use if adequate utilities and access are provided.

Staff recommends that this item be continued to the February 21, 2008 to allow the applicant time to submit additional water service information.

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NOTIFICATION:

The proper sign has been posted on the property. The green card receipts from the certified mailing have been returned.