

STAFF REPORT
February 7, 2008

No. 08CA002 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential District to Medium Density Residential with a Planned Residential Development

ITEM 9

GENERAL INFORMATION:

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| APPLICANT | Signature Homes, LLC |
| AGENT | Dream Design International, Inc. |
| PROPERTY OWNER | Freeland Meadows, LLC |
| REQUEST | No. 08CA002 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential District to Medium Density Residential District with a Planned Residential Development |
| EXISTING LEGAL DESCRIPTION | A portion of the unplatted balance of the S1/2 SE1/4, Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Section Corner common to Sections 17, 18, 19, and 20, Thence N89°37'14"W, along the section line common to Sections 18 and 19, a distance of 333.22 feet, to the point of beginning; Thence, first course: N89°37'14"W, along the section line common to Sections 18 and 19, a distance of 1678.81 feet; Thence, second course: N00°22'46"E, a distance of 33.00 feet, to the southeasterly corner of Lot A of the SW1/4 of the SE1/4 of Section 18, T2N, R8E, BHM; Thence, third course: N00°25'46"E, along the easterly boundary of said Lot A, a distance of 208.20 feet, to the northeasterly corner of said Lot A; Thence, fourth course: S89°34'30"E, a distance of 199.01 feet; Thence, fifth course: N00°14'37"E, a distance of 610.83 feet; Thence, sixth course: S89°45'23"E, a distance of 234.88 feet; Thence, seventh course: S39°45'06"E, a distance of 91.40 feet; Thence, eighth course: S74°45'23"E, a distance of 71.54 feet; Thence, ninth course: N50°14'54"E, a distance of 78.96 feet; Thence, tenth course: S39°45'06"E, a distance of 14.60 feet; Thence, eleventh course: curving to the right, on a curve with a radius of 224.00 feet, a delta angle of 23°40'06", a length of 92.53 feet, a chord bearing of S27°55'03"E, and chord distance of 91.88 feet; Thence, twelfth course: N73°55'00"E, a distance of 208.37 feet; Thence, thirteenth course: N39°45'06"W, a distance of 712.01 |

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feet, to a point on the section 1/16th line; Thence, fourteenth course: S89°33'44"E, along the section 1/16th line, a distance of 1256.40 feet; Thence, fifteenth course: S00°02'35"W, a distance of 975.25 feet, to the northwesterly corner of Lot 1 of North Haines Subdivision; Thence, sixteenth course: S00°02'34"W, along the westerly boundary of said Lot 1, a distance of 299.94 feet, to the southwesterly corner of said Lot 1; Thence, seventeenth course: S00°22'46"W, a distance of 50.01 feet, to a point on the section line common to Sections 18 and 19 and the point of beginning

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| PARCEL ACREAGE | Approximately 40.76 acres |
| LOCATION | North of Country Road, east of Cobalt Avenue and west of 143rd |
| EXISTING ZONING | Low Density Residential District |
| SURROUNDING ZONING | |
| North: | Limited Agriculture District (Pennington County) |
| South: | Low Density Residential District |
| East: | Medium 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 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 to Medium Density Residential with a Planned Residential Development for 40.76 acres of property. An associated rezoning request (#08RZ003) to rezone the property from Low Density Residential District to Medium Density Residential District has been filed in conjunction with this request. The property is located north of Country Road, east of Cobalt Avenue and west of 143rd Street. The property was annexed (#05AN001) into the municipal

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boundaries of Rapid City on June 6, 2005. The property was rezoned from No Use District to Low Density Residential District (#05RZ014) on June 6, 2005.

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 a Layout Plat (#07PL180) identifying the property as "Prairie Meadows Subdivision" to subdivide 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 area.

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

STAFF REVIEW:

Changing the Future Land Use Designation from Low Density Residential to Medium Density Residential 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.

Due to the elevation of this portion of the property, it is unclear how this area of the property will obtain sanitary sewer service. As such, initial information must be submitted for review and approval documenting that sanitary sewer can be provided.

This request and the associated (#08RZ003) 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.

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

NOTIFICATION:

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