

STAFF REPORT
July 8, 2010

No. 10CA019 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential with a Planned Residential Development

ITEM 7

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Robert and Alma Holst
REQUEST	No. 10CA019 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	All of Block 11 of Mahoney Addition, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.50 acres
LOCATION	229 Lindbergh Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/10/2010
REVIEWED BY	Patsy Horton / Mary Bosworth

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the adopted Comprehensive Plan to change the future land use designation from Low Density Residential to Medium Density Residential with a Planned Residential Development be approved.

GENERAL COMMENTS: This vacant 0.50 acre parcel is located south of Lindbergh Avenue between Wood Avenue and Midway Street.

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On April 22, 2010, the Planning Commission approved an application submitted by the property owner's representative to change the land use designation from Low Density Residential to Medium Density Residential (#10CA010). The Future Land Use Committee subsequently reviewed the application based on neighboring property owner concerns and recommended a planned development overlay to ensure additional oversight that benefits the neighborhood. The Planning Commission then directed staff to move forward with a new application (#10CA019) to change the land use designation from Low Density Residential to Medium Density Residential with a Planned Residential Development.

On April 22, 2010, the Planning Commission also approved an associated Rezoning application to change the zoning designation from Low Density Residential District to Medium Density Residential District (#10RZ031). Land located to the south is zoned Low Density Residential District. Land located to the north, east and west is zoned Medium Density Residential District. Single family homes are currently located on the properties to the south, with multi-family units located to the north, east and west. There is an abandoned home currently located on the property.

The North Rapid Neighborhood Area Future Land Use Plan identifies the future use of the property as appropriate for Low Density Residential. The Future Land Use Committee recommended approval of the proposal based on the adjacent multi-family residential uses.

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 the Staff 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 maintain a commitment to neighborhoods by implementing appropriate policies that preserve and improve the quality and character of the community's established neighborhoods, yet encourage in-fill and full utilization of properties currently served by or in close proximity to infrastructure. Amending the Comprehensive Plan will help protect the existing stable residential neighborhood and encourage compact contiguous growth to efficiently utilize existing public improvements, infrastructure and services. The proposed change from Low Density Residential to Medium Density Residential with a Planned Residential

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Development is consistent with the intent of both the neighborhood preservation goal and the in-fill goal of the Adopted Comprehensive Plan.

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

The North Rapid Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Low Density Residential land uses. The property was annexed in 1954 and there appears to be an abandoned single family home on the property. In 1997 and 1999, multi-family structures were constructed on the property to the east and west. The multi-family housing units north of the property were developed in the early 1970s. The property immediately south is also vacant. The Future Land Use Committee indicated that the current land use for this property as multi-family units warrants the change in land use.

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

The properties are located adjacent to multi-family residential land uses on three sides. The vacant property immediately south is adjacent to both multi-family residential structures and single family homes. The developed properties to the southeast are single family, owner occupied residential structures. The proposed amendment to change the land use from Low Density Residential to Medium Density Residential with a Planned Residential Development appears to be compatible with the existing uses on the adjacent properties.

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

The property is currently vacant. The property is served with water and sewer service through the City of Rapid City. Lindbergh Avenue provides access to the property. The proposed amendment would not appear to result in any significant adverse effects on the surrounding properties.

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

The proposed amendment will encourage in-fill development yet preserve the community's established neighborhoods. Amending the Comprehensive Plan will help protect the existing single family residential neighborhood yet also encourage in-fill and full utilization of the property currently served by existing infrastructure.

- 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.*

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The Future Land Use Committee has not identified any significant adverse impacts that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

The required sign has been posted on the property. The white receipts and green cards from the certified mailings have been submitted to the Growth Management staff. Staff has not received any inquiries regarding the proposed amendment.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Low Density Residential to Medium Density Residential with a Planned Residential Development be approved.