

STAFF REPORT
November 4, 2010

No. 10CA043 - Amendment to the Comprehensive Plan to change the land use designation from Mobile Home Residential with a Planned Residential Development to Low Density Residential

ITEM 5

GENERAL INFORMATION:

APPLICANT	City of Rapid City
PROPERTY OWNER	Pennington County
REQUEST	No. 10CA043 - Amendment to the Comprehensive Plan to change the land use designation from Mobile Home Residential with a Planned Residential Development to Low Density Residential
EXISTING LEGAL DESCRIPTION	The east 33 feet of South Valley Drive right-of-way located adjacent to Lot 3M and Lot 5 of Melody Acres, all located in Section 9, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .07 acres
LOCATION	Adjacent to 2990 South Valley Drive
EXISTING ZONING	No Use District (Pennington County)
SURROUNDING ZONING	
North:	No Use District (Pennington County)
South:	No Use District (Pennington County)
East:	Low Density Residential District - No Use District
West:	No Use District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	10/8/2010
REVIEWED BY	Patsy Horton / Karley Halsted

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the adopted Comprehensive Plan to change the future land use designation from Mobile Home Residential to Low Density Residential be approved.

GENERAL COMMENTS: The adjacent properties, Lot 5 and Lot 3M, contain 0.44 and 0.78 acres, respectively, and are located immediately east of South Valley Drive between north Melody Lane and Terra Street. Lot 5 was annexed into the City limits (#08AN011) effective June 4, 2009, and zoned Low Density Residential District. Lot 3M was annexed into the City limits (#10AN002) effective June 25, 2010, and subsequently zoned No Use District.

STAFF REPORT
November 4, 2010

No. 10CA043 - Amendment to the Comprehensive Plan to change the land use designation from Mobile Home Residential with a Planned Residential Development to Low Density Residential **ITEM 5**

There is currently a companion item to change the zoning district from No Use District to Low Density Residential District (#10RZ046) on Lot 3M. Land located to the north is zoned No Use District. Land located to the north, south and west is right-of-way (Pennington County). Land located to the east is zoned Low Density Residential District and No Use District. Single family homes are currently located on the two properties adjacent to the proposed change.

The Southeast Connector Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Mobile Home Residential with a Planned Residential Development. The Future Land Use Committee indicated that a land use designation consistent with the existing single family residential uses more accurately reflects the intent of the adopted goals identified in the 2008 Plan Overview.

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. Amending the Comprehensive Plan will help protect the existing stable neighborhood by preventing encroachment from incompatible developments. The proposed change from Mobile Home Residential with a Planned Residential Development to Low Density Residential is consistent with the intent of the neighborhood preservation 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.*

On closer review, the Future Land Use Committee identified this property as appropriate for Low Density Residential land uses instead of Mobile Home Residential land uses with a Planned Residential Development. Single family homes are currently located on the adjacent properties. The properties are currently zoned No Use District and Low Density Residential District.

3. *Whether and the extent to which the proposed amendment is compatible with existing*

STAFF REPORT
November 4, 2010

No. 10CA043 - Amendment to the Comprehensive Plan to change the land use designation from Mobile Home Residential with a Planned Residential Development to Low Density Residential **ITEM 5**

and proposed uses surrounding the subject land.

The properties are located adjacent to areas that support single family residential land uses. Land located to the north and west of the property is zoned Low Density Residential District and single family homes are located on those adjacent properties. Land located to the east is zoned Low Density Residential District and No Use District and single family homes are located on the adjacent properties. Land to the south is zoned No Use District. The proposed amendment to change the land use from Mobile Home Residential with a Planned Residential Development to Low Density Residential 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 adjacent properties are currently used for single family homes and are served with water and sewer service by the Rapid Valley Sanitary District. South Valley Drive provides access to the numerous residential sites located along South Valley Drive. The proposed amendment would not appear to result in any significant 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 Future Land Use Committee found that the proposed amendment will allow the preservation of the community's established neighborhoods. Amending the Comprehensive Plan will help protect the existing neighborhood by preventing encroachment from incompatible developments.

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.*

The properties are served with water and sanitary sewer service by Rapid Valley Sanitary District. The Future Land Use Committee has not identified any significant adverse effects that the proposed 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 Mobile Home Residential with a Planned Residential Development to Low Density Residential be approved.