

STAFF REPORT
April 7, 2011

No. 11CA003 - Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential

ITEM 8

GENERAL INFORMATION:

APPLICANT	Jim Bickett
PROPERTY OWNER	Jim Bickett
REQUEST	No. 11CA003 - Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential
EXISTING LEGAL DESCRIPTION	Lot A of Lot 2-3 of the SW1/4 NW1/4, the south 175 feet of Lot B of Lot 2 of the SW1/4 NW1/4, and Lot 1 of the SW1/4 NW1/4 all located in Section 9, T1N, R8E, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.71 acres
LOCATION	2825, 2909 and 2917 Garden Lane
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	General Agriculture District - Low Density Residential District
West:	Medium Density Residential District - Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/8/2011
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential be continued to the May 5, 2011 Planning Commission meeting.

GENERAL COMMENTS: This developed property contains approximately 10.71 acres and is located at 2825, 2909 and 2917 Garden Lane, east of South Valley Drive. Land located south and west of the property is zoned Medium Density Residential District and Medium Residential District with a Planned Residential Development. Land located north of the

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property is zoned Low Density Residential District. Land located east of the property is zoned Public District. The property was zoned Suburban Residential District by Pennington County prior to annexation. There are three separate parcels with three residential structures on this property.

The adopted Southeast Connector Neighborhood Future Land Use Plan identifies this property as appropriate for Low Density Residential land uses. An application to rezone the property from Low Density Residential District to Medium Density Residential District (#11RZ003) has been submitted in conjunction with this Comprehensive Plan Amendment.

The Future Land Use Committee reviewed the existing land use for this property and recommends approval of this Comprehensive Plan Amendment to change the land use from Low Density Residential to Medium Density Residential, with the rezoning to occur when a secondary access is made for the South Valley Drive area.

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 recommends that the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential be continued to the May 5, 2011 Planning Commission meeting with the applicant's concurrence.