

STAFF REPORT
May 23, 2013

No. 13CA006 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Public **ITEM 6**

GENERAL INFORMATION:

APPLICANT	Rod Johnson - City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	No. 13CA006 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Public
EXISTING LEGAL DESCRIPTION	The south 464.64 feet of the SE1/4 of the NW1/4 of the NE1/4, the south 464.64 feet of the NE1/4 of the NE1/4 less H1, the E1/2 of the SW1/4 of the NE1/4, and the SE1/4 of the NE1/4 located in Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80.83 acres
LOCATION	West of North Elk Vale Road and south of Country Road
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	General Agricultural District
South:	General Agricultural District
East:	General Agricultural District (Pennington County)
West:	General Agricultural District
PUBLIC UTILITIES	None
DATE OF APPLICATION	April 16, 2013
REVIEWED BY	Kip Harrington / Ted Johnson

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Residential to Public be approved.

GENERAL COMMENTS: The property contains approximately 80.83 acres and is located on the west side of North Elk Vale Road, south of Country Road, and is currently undeveloped. The site is proposed to be used as the Dakota Fields soccer complex. The property is located in a FEMA designated flood hazard area, and is surrounded by land zoned General Agricultural District.

STAFF REPORT
May 23, 2013

No. 13CA006 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Public **ITEM 6**

The Rapid City Area Future Land Use Plan identifies the property as appropriate for Residential use. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted a rezoning application (#13RZ007) to change the zoning designation from General Agricultural District to Public District.

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 are 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 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 the Future Land Use Plan is to ensure the preservation and proper utilization of environmental resources such as soil, water, and clean air. The proposed change from Residential to Public land use will prevent development in an area that is environmentally unsuited for residential buildings, and will protect the floodplain from incompatible development. The proposed change appears to be consistent with the intent of the Comprehensive Plan.

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

The property is currently zoned General Agricultural District. An application to change the zoning from General Agricultural District to Public District (#13RZ007) has been submitted in conjunction with this application. Staff has not identified any changed conditions within the surrounding neighborhood.

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

The property is located near areas that support residential, public and commercial land uses. The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. Land located to the north and west of the property is identified as residential land use. Land located to the south of the property is identified as public and residential land use. Land located to the east of the property is identified as commercial land use. By amending the Future Land Use on this property from Residential to Public, the subject property will complement the existing public land uses in the vicinity of the site.

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

STAFF REPORT
May 23, 2013

No. 13CA006 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Public **ITEM 6**

The property is located on the west side of North Elk Vale Road, which is classified as a principal arterial street on the Major Street Plan. North Elk Vale Road is not built to arterial standards at the site and additional right of way must be dedicated to meet the criteria of the Infrastructure Design Criteria Manual. The currently undeveloped property does not have City utilities on the site. Water and sewer are located approximately 3000 feet to the south at the intersection of Seger Drive and North Elk Vale Road.

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

The proposed amendment will allow for a compatible use of the property located in a flood hazard area. Staff has determined that the proposed amendment will result in a logical and orderly development plan.

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 property is located along a principal arterial street and can be served by City water and sewer once those utilities are extended to the site. Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

Notification Requirement: The required sign has been posted on the property. As of this writing, the green cards and white receipts providing proof of the certified mailing have not been returned to Community Planning and Development Services. Staff will inform the Planning Commission at the May 23, 2013 Planning Commission meeting if these requirements have not been met. As of this writing, there have been no inquiries into this request.

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Residential to Public be approved.