

STAFF REPORT  
April 22, 2010

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**No. 10CA012 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Mobile Home Residential with a Planned Residential Development to Mobile Home Residential**

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**ITEM 32**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNERS	Gerald and Doreen Dobyms, David and Ellen Dodd, Robert and Mary Farmer, Doris Fischer, Roger and Jennifer Hill, Felicidad Hof, Marlin Johnson, Susan Kennison, Susan Knigge, Donald and Norene Lantz, Drian Olafson, Steven Olsberg, David and Brenda Rohrer, Kenneth and Renee Rose, Dennis and James Rush, Raymond Schwartz, Erica Shipman, Don Smith, Smith Land Corporation, Delano Snyder, Herbert and Nance Teal, Kathy Webb, Timothy West, Dawn Whiting, and Samantha Wortman
REQUEST	<b>No. 10CA012 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Mobile Home Residential with a Planned Residential Development to Mobile Home Residential</b>
EXISTING LEGAL DESCRIPTION	All of Melody Acres Subdivision # 2, and the Scott Street, Cactus Drive, East Fairmont Street, and South Valley Drive rights-of-way located adjacent to Melody Acres Subdivision #2 in the SW1/4SW1/4 of Section 9, all located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 31.21 acres
LOCATION	South Valley Drive
EXISTING ZONING	Mobile Home Residential District and No Use District
SURROUNDING ZONING	
North:	Low Density Residential District and Suburban Residential District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	General Agriculture District
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District

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DATE OF APPLICATION                      4/6/2010  
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 with a Planned Residential Development to Mobile Home Residential be approved.

GENERAL COMMENTS:

The properties are located immediately east of South Valley Drive between north Melody Lane and East Fairmont Street. The properties were annexed into the City limits (#08AN011) effective June 4, 2009 and subsequently zoned No Use District. Land located to the north is zoned Low Density Residential District and Suburban Residential District (Pennington County). Land located to the east is zoned General Agriculture District. Land located to the west is zoned Suburban Residential District (Pennington County). Land located to the south is zoned Limited Agriculture District (Pennington County). There is a mobile home park, single family mobile homes, and Governor's homes, along with numerous accessory structures currently located on the properties.

On April 5, 2010, the City Council directed staff to submit an application to change the Future Land Use designation for the Melody Acres Subdivision No. 2 from Mobile Home Residential with a Planned Residential Development to Mobile Home Residential.

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. On April 15, 2010, the Future Land Use Committee indicated that removing the planned residential development land use designation would be consistent with mobile home residential uses and 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.*

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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 allow the existing mobile homes to remain and to be replaced without obtaining a Planned Residential Development. The proposed change from Mobile Home Residential with a Planned Residential Development to Mobile Home Residential is consistent with the intent of the neighborhood preservation goal within the Comprehensive Plan.

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

The City Council directed staff to submit an application to change the Future Land Use designation for the Melody Acres Subdivision No. 2 from Mobile Home Residential with a Planned Residential Development to Mobile Home Residential.

- 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 residential and agricultural land uses. The proposed amendment to change the land use from Mobile Home Residential with a Planned Residential Development to Mobile Home Residential appears to be compatible with the existing mobile homes on the properties and the existing agricultural 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 Future Land Use Committee did not identify any significant adverse effects on the surrounding properties that would result from the proposed amendment.

- 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 would 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 served with water and sanitary sewer service through Rapid Valley Sanitary District. 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.

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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 received one inquiry 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 Mobile Home Residential be approved.