



Spearfish Planning Commission Staff Report
Meeting Location: City Council Chamber, 625 Fifth Street, Spearfish SD 57783
Staff Contact: Jayna Watson, City Planner, 605-717-1122
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MEETING DATE AND TIME:	Tuesday, June 18 2019; 3pm
APPLICANT:	MC Ranch LLC
REQUEST:	Voluntary annexation and change zoning from County Agriculture District to R-1 Single Family, R-2 One and Two Family, and change of zoning from City Agriculture to R-1 Single Family for a portion currently within city limits. Final zoning districts to be determined. Action: 1) Provide applicant with feedback regarding proposed land use 2) Direct applicant to seek approvals from Lawrence County and South Dakota Dept. of Transportation prior to filing an annexation/rezoning application with the City of Spearfish
PROJECT ID:	n/a (will be assigned when formal submittal for annexation/rezoning is made)
LOCATION:	293 +/- acres South of Colorado Boulevard and West of Christensen Drive
SUMMARY:	This proposal will result in a new residential neighborhood.

BACKGROUND AND HISTORY

- This property currently zoned County Agriculture, 1 lot per 40 acres.
- 15 acres is currently inside city limits and is zoned Agriculture which permits 1 home per acre.
- City limits bound this property on the east and north, south and west.
- The property is an elevated bluff above Colorado Boulevard with scenic views of the Spearfish Valley and Black Hills.
- Steep terrain limits access points to key locations from Christensen, and possibly Colorado Boulevard.
- A moderate sized ravine divides the property roughly in half.
- A floodplain is located at the northeast corner of the property.

PROCESS OVERVIEW

The granting of access permissions to/from Christensen Drive is the authority of Lawrence County. The South Dakota Department of Transportation is the access approval authority for Colorado Boulevard. Therefore, the review of this project will follow a modified process according to the following, with the City's actions being steps 1 and 3.

- 1) Preliminary input/recommendation on June 18 Planning Commission; July 1 City Council
- 2) Applicant submits to County and State regarding access approvals
- 3) Applicant submits formal request for annexation and change of zoning to City of Spearfish with or without simultaneous preliminary plat approval

PROPOSAL DETAILS

This project is a single family neighborhood as illustrated on the attached site plan which illustrates +/- 350 lots. This translates to a rough buildout timeline of 15-20 years or longer. Although no specific lot size has been identified, R-1 permits a minimum lot size of 8,000 square feet. The applicant's narrative mentions a mix of housing types and when the official annexation and zoning submittal is provided, final zoning district(s) will then be determined. The phasing of the project would follow a roughly east to west pattern. The home and barns fronting Colorado Boulevard are not part of the residential development.

STAFF ANALYSIS

Comprehensive Plan

The applicant has submitted an assessment (attached to this report) of how this project meets key components of the Comprehensive Plan. The Planning Commission and City Council's review is directed to the following key considerations:

- The property is located within the area described by the plan as the Contiguous City where development patterns and infrastructure exist.
- Residential land use of this property places future residents relatively close to every day services; this in turn reduces sprawl and the need to extend infrastructure many miles out from the city core.
- The southern edge of the property is undeveloped and could be interpreted as the "Developing City" for context.
- Land use proposed is a residential community.
- Surrounding land uses are undeveloped open space, pastureland, golf course, single family, mobile home park, and campground.
- Lands immediately south of the annexation are zoned County Ag, but represent potential for future community growth.
- Design of the access points from Christensen and Colorado will be based based on traffic volume generated by this project and per the County and State's criteria.

- Internal street network will be built per city standards and ultimately will be city owned/maintained.
- Path and sidewalk system connection to the existing path along Colorado Boulevard will need to be evaluated for technical feasibility in terms of the proposed route, ownership/maintenance, and crossing of Colorado Boulevard.
- Building setbacks and heights will be per the zoning district requirements.
- Vegetation removal along the sloping hillsides may be required as part of fire prevention planning.
- A mix of housing types is proposed and includes single family, duplex, and townhomes.
- Affordable housing goals are achieved when there is a mix of housing choice.

In summary, staff feels that the land use proposal meets the intent of the comprehensive plan that emphasizes compatibility of new development with surrounding lands. The development of this parcel is a logical extension of the community without contributing to sprawl.

Infrastructure

Preliminary discussions with city staff concerning internal street systems, water, sewer, and storm drainage infrastructure have been initiated and will be continue to be reviewed in more detail as the process continues.

In summary, staff feels that the land use proposal meets the intent of the comprehensive plan that emphasizes compatibility of new development with surrounding lands and is a logical extension of the community without contributing to sprawl.

PUBLIC COMMENT: No public comment has been provided since formal application and notice has not taken place. It is expected that when the application is formally submitted for the request to annex and change zoning, that there will be public comment. Lawrence County Planning and Zoning has been provided with this report.

STAFF RECOMMENDATION:

- 1) Provide applicant with feedback regarding proposed land use
- 2) Direct applicant to seek access approvals from Lawrence County and South Dakota Dept. of Transportation prior to filing an annexation/rezoning application with the City of Spearfish

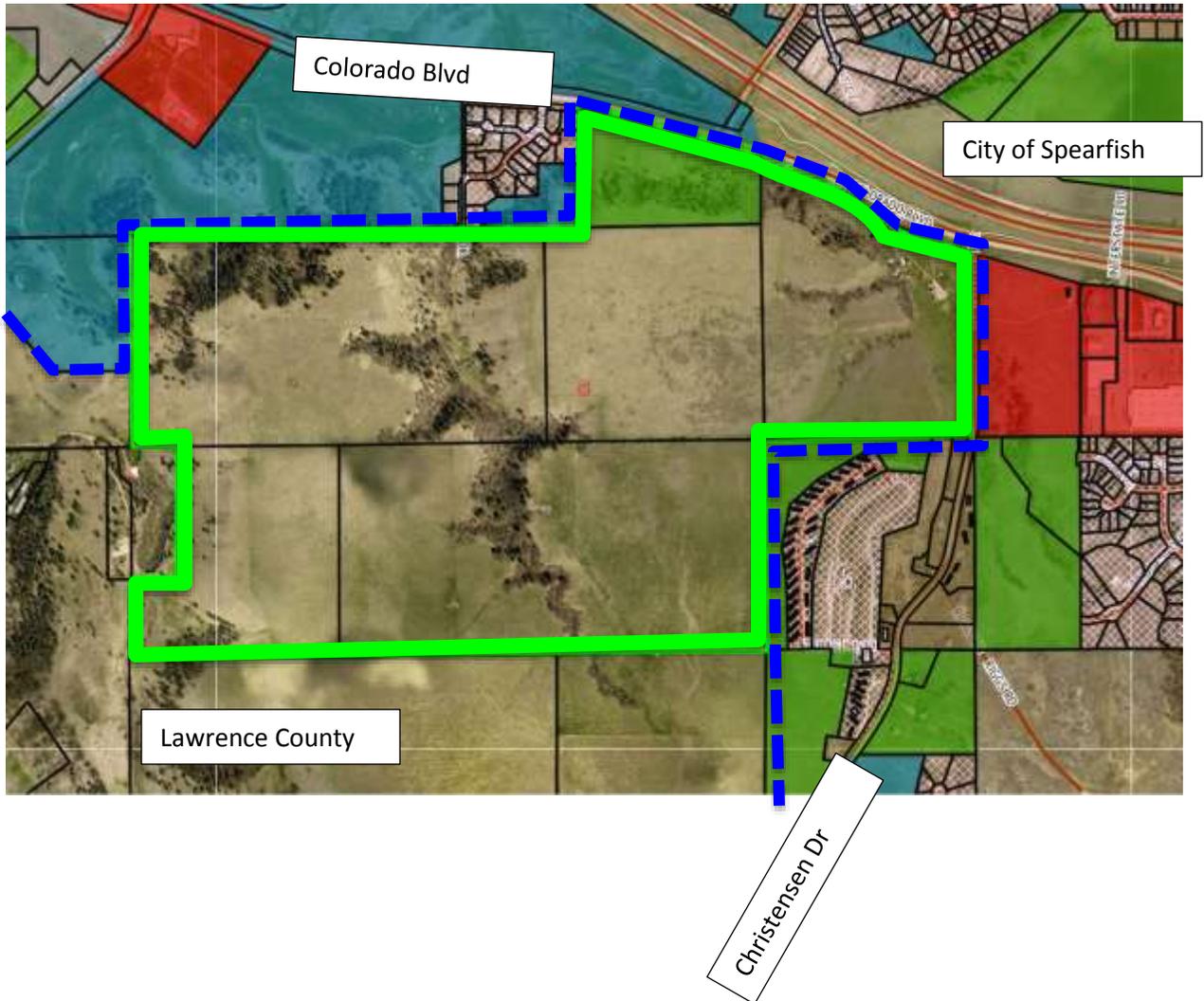
ATTACHMENTS:

- Page 4 – Existing zoning and city limits
- Page 5 – Proposed development plan
- Page 6 – Applicant’s Comprehensive Plan assessment

Green Outline – Project Boundary
Blue Dashed Line – Existing City Limits Boundary

Zoning Legend

- Blue – Parks/Recreation/Open Space
- Green – Agriculture
- Red – C2 Highway Service Commercial
- Cross Hatched – Planned Unit Development



APPLICANTS RESPONSES ARE NOTED AFTER EACH TOPIC

**City of Spearfish Comprehensive Plan Questionnaire
Change of zoning and revisions to DRD concept plans**

Please provide complete written responses to the following questions concerning your request.

- 1. In general, describe features of your project that make it compatible to the existing development patterns around your parcel.**

The parcel is in the core area of Spearfish with three sides of it bounded by Colorado Blvd, Christensen Road and Spearfish Canyon Road. It's very similar in scope and density to the Sandstone development across Colorado Blvd & I-90. Stonegate is a neighboring development with similar features. It is also adjacent to Spearfish Country Club allowing increased membership.

- 2. If the land uses that are adjacent to your property are of a lesser land use intensity, describe specific buffering methods to be used that will reduce the impacts to the lesser intensity land uses.**

To the south of the proposed development is ranch pastureland that will likely remain so for the foreseeable future, but as Spearfish continues to grow that will possibly be additional Residential development.

- 3. Describe changes or upgrades needed to the street network to accommodate traffic from your project.**

As houses are built, access to Christensen at two points will be needed. We would also study the possibility of an access to Colorado. Upgrades to the intersection of Colorado & Christensen will be necessary as traffic increases according to the SDDOT master plan.

- 4. Describe changes to proposed site access points if they are different from any previous zoning, conditional use permit or DRD concept plan approval.**

N/A

- 5. Describe the locations of sidewalks and paths that will be extended along the site frontage or through the property.**

Sidewalks constructed to Spearfish city requirements and recreational paths to existing system hiking paths in the open green space.

6. **Identify the dimensions of the proposed building setbacks, and if they are more, less, or the same as what is required by existing zoning on the adjacent property.**

The development will have covenants and exceed in some areas and be the same in other areas as the existing zoning on the adjacent property

7. **Identify the proposed building height, and if it is more, less, or the same as what is required by existing zoning on the adjacent property.**

Residential building 2 stories or less.

8. **Does the proposed open space function as: (mark all that apply)**

- a. Undeveloped space between the project and adjacent development
- b. Passive recreation (walking/biking paths, benches/tables)
- c. Active recreation (playground structures, sports courts/fields)

A & B

9. **Describe if any existing vegetation will be removed from the site or from the public right of way.**

Limited removal of some trees may be necessary to access roadway to Christensen & Colorado. Roads would require almost no removal of trees

10. **If your project promotes or supports Black Hills State University by offering services, programs, facilities, housing or other benefits to the University, describe what is being provided.**

More housing available in the core of Spearfish, making it desirable for staff and faculty @ BHSU

11. **Describe any affordable housing goals that could be met by your project.**

The southeast part of the development is adjacent to affordable housing and could be affordable housing transitioning to mid and upper level housing as development progresses to north and west. There is also a need for townhouse style units that would be more affordable than single family homes.

12. **Describe any other features of your project not addressed above that contribute to the overall well-being and development of the community.**

This development is unique in its location at the core of Spearfish, minimizing more sprawl at the margins of the city. It utilizes existing infrastructure decreasing initial costs and future maintenance expense. Expanding current recreation opportunities with access to current walking/biking paths and golf course access creates a feeling of country living with expansive open space at the perimeters through the center of the development with close proximity to

the urban amenities of Spearfish. It's walkable to downtown Spearfish, offering amazing views of the surrounding mountains that make Spearfish the Queen City!

Please email completed form to: jayna.watson@cityofspearfish.com or mail to:

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