

STAFF REPORT
May 26, 2005

No. 05CA025 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Area Future Land Use Plan to change the land use designation on a 4.67 acre parcel from General Commercial with a Planned Commercial Development to a maximum density of 4.8 dwelling units per acre with a Planned Residential Development

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GENERAL INFORMATION:

PETITIONER

Boschee Engineering

REQUEST

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EXISTING
LEGAL DESCRIPTION

Lots 1A and 1B, Block 5, Stoney Creek Subdivision Phase 1, W1/2 NW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, less a parcel of land located in NW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: Beginning at the found corner No. 6119 of the NE corner of Catron Boulevard and Sheridan Lake Road along a none visual line, N21°36'26"E 733.63 feet to the true point of beginning; Thence S89°57'27"E 260.81 feet; Thence N34°09'47"E 162.11 feet; Thence S59°24'49"E 24.85 feet; concave Northerly having a radius of 174.50 feet 95.15 feet along said curve through a central angle of 31°14'25"; Thence N89°20'46"E 11.22 feet; Thence S46°00'18"E 14.23 feet; concave Easterly having a radius of 326.00 feet 70.99 feet along said curve through a central angle of 12°23'34"; Thence S14°42'04"E 192.18 feet; concave Westerly having a radius of 470.00 feet 269.39 feet along said curve through a central angle of 32°50'26"; Thence S18°08'22"W 132.82 feet; Thence S25°52'25"W 44.58 feet; Thence S17°55'27"W 114.95 feet; Thence N79°10'12"W 15.14 feet; Thence N09°36'36"E 92.64 feet; Thence N01°06'37"E 204.68 feet; Thence N09°33'46"W 78.14 feet; Thence N27°38'08"W 286.69 feet; Thence S88°24'01"W 281.64 feet; Thence N11°18'01"W 89.74 feet; To the point of beginning

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| PARCEL ACREAGE | Approximately 4.67 acres |
| LOCATION | 5225 Bendt Drive |
| EXISTING ZONING | General Commercial District (Planned Commercial Development) |
| SURROUNDING ZONING | |
| North: | Low Density Residential District (Planned Residential District) |
| South: | Low Density Residential District (Planned Residential District) |
| East: | Low Density Residential District (Planned Residential District) |
| West: | General Commercial District (Planned Commercial Development) |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 4/8/2005 |
| REVIEWED BY | Linda Foster / Michelle Horkey |

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the land use designation on a 4.67 acre parcel from General Commercial with a Planned Commercial Development to a maximum density of 4.8 dwelling units per acre with a Planned Residential Development be approved.

GENERAL COMMENTS:

The subject property contains approximately 4.67 acres, is located in the northwest corner of Bendt Drive and Catron Boulevard and is currently void of any structural development. The Southwest Connector Future Land Use Map currently identifies this property as General Commercial with a Planned Commercial Development. The property is currently zoned General Commercial District with a Planned Commercial Development Designation. The property located north, east, and south of the subject property is zoned Low Density Residential District with a Planned Residential Development Designation. The property located to the west of the subject property is currently zoned General Commercial District with a Planned Commercial Development Designation.

Currently, the subject property is undeveloped. The applicant has also submitted a request

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to rezone the property from General Commercial District to Medium Density Residential District (05RZ037) and a Layout Plat to subdivide the property into 36 townhome lots (05PL064).

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 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 encourage compact and contiguous growth along the City's fringe that is linked to orderly extension and efficient use of public improvements, infrastructure, and services. In-fill development and full utilization of properties currently served by infrastructure are encouraged. The subject property is located within the Southwest Connector Future Land Use Neighborhood Area. The property is located adjacent to Bendt Drive and Catron Boulevard. Sewer and water are located adjacent to the property. The Comprehensive Plan indicates that the property is appropriate for General Commercial land uses. This Amendment to the Comprehensive Plan will revise the Plan to indicate that the subject property is appropriate for a Planned Residential Development with a maximum density of 4.8 dwelling units per acre. This change is consistent with the intent of the Comprehensive Plan to encourage in-fill development within the neighborhood area.

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

The subject property is located adjacent to Bendt Drive and Catron Boulevard in the Southwest Connector Neighborhood Area. This portion of the neighborhood consists of residential and commercial land uses. The subject property is currently zoned General Commercial District with a Planned Commercial Development Designation. The proposal to change the land use designation on the subject property to Planned Residential Development with a maximum density of 4.8 dwelling units per acre is complimentary to the surrounding adopted Planned Residential Development and General Commercial land uses.

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

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and proposed uses surrounding the subject land.

The property is currently zoned General Commercial District with a Planned Development Designation. The property located north, east and south of the subject property is zoned Low Density Residential District with a Planned Development Designation. The property located west of the subject property is zoned General Commercial District with a Planned Development Designation. The Comprehensive Plan indicates that the subject property is appropriate for General Commercial land uses. The subject property is located in the Southwest Connector Future Land Use Area and is now ready for development. The Comprehensive Plan Amendment would change the land use from General Commercial with a Planned Commercial Development Designation to a Planned Residential Development with a maximum density of 4.8 dwelling units per acre. The development of this property will provide a transition between the identified and existing Commercial and Residential land uses.

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

The subject property is adjacent to Bendt Drive and Catron Boulevard. Sewer and water services are located in Bendt Drive and Catron Boulevard, adjacent to the subject property. With the infrastructure in place to accommodate additional development, the proposed amendment does not appear to have an adverse effect on the surrounding properties.

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

The property is currently void of any structural development and is ready to be developed. The water, sewer and street connections are located adjacent to the subject property. The proposed amendment would allow for a transition from General Commercial uses to the adjacent Residential uses, which is consistent with the adopted surrounding land uses.

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 infrastructure is in place on the subject property. The change would be consistent overall with the Southwest Connector Future Land Use Plan for the area.

The Future Land Use Committee reviewed this request on May 6, 2005 and recommended approval of the proposed Comprehensive Plan Amendment based on the findings outlined in this report.