

STAFF REPORT

January 25, 2001

CPA #00CA017 - Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 1.387 acre parcel from General Commercial with a Planned Commercial Development to a Planned Residential Development with a maximum density of 4.8 dwelling units per acre

ITEM 18

GENERAL INFORMATION:

PETITIONER

Dream Design International

REQUEST

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LEGAL DESCRIPTION

A parcel of land located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: Beginning at the NE corner of the intersection of Sheridan Lake Road and Catron Boulevard right of ways; Thence N0°02'33"E along the easterly right of way line of Sheridan Lake Road, 760.00 feet; Thence S89°57'27"E, 255.74 feet to the True Point of Beginning; Thence S89°57'27"E, 329.10 feet; Thence S34°09'47"W, 93.93 feet; Thence N89°57'27"W, 260.81 feet; Thence N11°18'01"W, 79.31 feet to the True Point of Beginning, containing 0.526 acres, more or less; and, a parcel of land located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: Beginning at the NE corner of the intersection of Sheridan Lake Road and Catron Boulevard right of ways; thence N0°02'33"E along the easterly right of way line of Sheridan Lake Road, 760.00 feet to the True Point of Beginning; thence S89°57'27"E, 255.75 feet; thence S11°18'01"E, 79.31 feet; thence S65°11'42"W, 298.61 feet to a point lying on said easterly right of way line of Sheridan Lake Road, thence N0°02'33"E, along said easterly right of way line, 203.24 feet to the True Point of Beginning, containing 0.861 acres, more or less

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ITEM 18

PARCEL ACREAGE	Approximately 1.387 Acres
LOCATION	Approximately 1/4 mile north of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial District (PDD)
SURROUNDING ZONING	
North:	Low Density Residential District (PDD)
South:	General Commercial District (PDD)
East:	Low Density Residential District (PDD)
West:	General Commercial District (PDD)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 1.387 acre parcel from General Commercial with a Planned Commercial Development to a Planned Residential Development with a maximum density of 4.8 dwelling units per acre be approved.

GENERAL COMMENTS: The subject property is located approximately ¼ mile north of the intersection of Catron Boulevard and Sheridan Lake Road. The applicant is seeking to change the future land use designation from General Commercial with a Planned Commercial Development to a Planned Residential Development with a maximum density of 4.8 dwelling units per acre. The property is currently zoned General Commercial District. A rezoning request to change the zoning from General Commercial to Low Density Residential has also been submitted. (See companion item #00RZ057.) In addition, the applicant has submitted a Preliminary and Final Plat to create a 38 lot residential development with one 7.54 acre commercial lot. (See companion item #00PL129.) The subject property is part of the proposed residential development. Earlier this year, an Initial Development Plan was approved to allow commercial and residential development on the property. The applicant has indicated that approximately 100 feet of the northern portion of the previously identified

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ITEM 18

commercial area will be incorporated into the residential development. As such, the applicant has submitted the proposed rezoning request and the Comprehensive Plan Amendment. The accompanying plat identifies the subject property as being a part of the proposed townhome development.

STAFF REVIEW: The Southwest Connector Neighborhood Area Future Land Use Plan is a framework within which development and rezoning proposals can be measured and evaluated. The Plan is intended to guide the orderly growth of the community. The Future Land Use Committee has anticipated that 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.

The properties to the north, west and east are currently zoned Low Density Residential District. The property to the south is currently zoned General Commercial. As previously indicated, an Initial Development Plan has been approved to allow commercial and residential development on these surrounding properties as well as the subject property. The accompanying plat identifies the subject property as being a part of the proposed townhome development. The proposed residential use of the subject property along with the control afforded by the accompanying Planned Residential Development, will likely promote development that will be compatible with the adjacent residential neighborhood. In addition, the proposed townhome development on the property will serve as a transitional area between the proposed commercial use located south of the subject property and the proposed single family residential use located north of the property.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper. Planning staff will inform the Planning Commission at their January 25, 2001 meeting if this requirement has not been met.