

STAFF REPORT

August 8, 2002

No. 02CA043 - Amendment to the Comprehensive Plan to change the future land use designation on a .5099 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development and a .6149 acre parcel from General Commercial to General Commercial with a Planned Commercial Development **ITEM 21**

GENERAL INFORMATION:

PETITIONER

Dream Design International, Inc.

REQUEST

No. 02CA043 - Amendment to the Comprehensive Plan to change the future land use designation on a .5099 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development and a .6149 acre parcel from General Commercial to General Commercial with a Planned Commercial Development

EXISTING
LEGAL DESCRIPTION

Commencing at the Southeast corner of Aladdin Heights Subdivision; thence South 89°58'27" West a distance of 179.88 feet along the south line of Aladdin Heights Subdivision to the Point of Beginning; continuing at the Point of Beginning; thence South 07°20'48" West a distance of 460.81 feet; thence North 62°14'17" West a distance of 8.95 feet; thence North 51°24'29" West a distance of 48.67 feet; thence North 07°20'48" East a distance of 426.02 feet to the South line of Aladdin Heights Subdivision; thence 89°58'27" East a distance of 50.41 feet along the South line of the Aladdin Heights Subdivision; returning to the Point of Beginning; and, commencing at the Southeast corner of Aladdin Heights Subdivision; thence South 89°58'27" West a distance of 179.88 feet; to the Point of Beginning continuing at the Point of Beginning; thence North 07°20'48" East a distance of 64.86 feet; thence North 50°22'03" West a distance of 92.73 feet; thence Northwesterly 58.28 feet along a curve concave Northeasterly having a radius of 226.00 feet said curve having a chord direction of North 42°58'47" West; thence North 35°35'32" West a distance of 26.02 feet; thence South 54°24'28" West a distance of 80.79 feet; thence South 07°20'48" West a distance of 141.20 feet; thence South 89°58'20" East a distance of 201.64 feet; returning to the Point of Beginning

PARCEL ACREAGE

Approximately 1.1248 acres

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LOCATION	East of U.S. Highway 16 and 1/4 mile north of Catron Boulevard
EXISTING ZONING	Office Commercial District w/PDD and General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District w/Planned Development Designation
East:	Office Commercial District w/Planned Development Designation
West:	General Commercial District w/Planned Development Designation
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	07/17/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a .5099 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development and a .6149 acre parcel from General Commercial to General Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS:

The applicant is seeking to change the future land use designation as described above on the subject property. The applicant has also submitted a Planned Development Designation request and a Rezoning request to change the zoning from Office Commercial to General Commercial on the subject property. (See companion items #02PD036 and #02RZ040.)

The property is located in the northeast corner of the Southview Drive/Aladdin Drive intersection and is currently void of any structural development. The property is a part of a proposed 86 acre development to be known as "Tower Ridge". On June 3, 2002, the City Council approved several Rezoning requests, Planned Development Designation requests and Comprehensive Plan Amendments for the 86 acre development. On July 15, 2002, the City Council approved a Preliminary Plat for Phase One of the development. However, the lot lines as shown on the plat document do not coordinate with the previously approved Rezoning, Planned Development and Comprehensive Plan Amendment boundaries. As

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such, the applicant has submitted several Comprehensive Plan Amendments, Rezoning requests and Planned Development Designation requests for Phase One to adjust the above referenced boundaries with the proposed lot line(s) as shown on the plat document.

STAFF REVIEW:

The subject property is part of proposed Lot 9 of the Tower Ridge Development. The eastern one-quarter of the property is currently zoned Office Commercial District with a Planned Development Designation. The northern one-third of the lot is currently zoned General Commercial District. The balance of the lot is currently zoned General Commercial District with a Planned Commercial Development. The applicant has submitted the Rezoning request and the Planned Development Designation request as identified above and this Comprehensive Plan Amendment request in order for the entire lot to be zoned General Commercial District with a Planned Development designation and to be developed accordingly. Amending the Comprehensive Plan as proposed and approving the Planned Development Designation and Rezoning request will bring conformity to the lot's zoning and the future identified land use(s) for the property.

The Planned Development Designation request for the northern one-third area of the lot will provide an opportunity to mitigate possible impacts on the existing and proposed residential neighborhood(s) located east of the subject property. In particular, traffic, lighting, noise and visual impact concerns must be addressed and mitigated as a part of the review for the Planned Commercial Development.

The extension of municipal services to the area and the completion of Catron Boulevard, a significant east-west arterial connection located approximately 1/4 mile south of the subject property, support the extension of general commercial development on the eastern one-quarter area of the lot. With the completion of Catron Boulevard, it is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future. In addition, the Planned Development Designation currently existing for this area of the lot will serve as a tool to address the traffic, lighting, noise and visual impact concerns specific to the subject 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. Staff will notify the Planning Commission at the August 8, 2002 Planning Commission meeting if this requirement has not been met.