

STAFF REPORT  
May 27, 2004

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**No. 04CA019 - Amendment to the Comprehensive Plan to change the future land use designation on a 9.7975 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development**

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**ITEM 13**

GENERAL INFORMATION:

PETITIONER	Adam Altman for Lincoln & Talbot Limited Partnership I
REQUEST	<b>No. 04CA019 - Amendment to the Comprehensive Plan to change the future land use designation on a 9.7975 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Lots 4 thru 8, Block 1, Tower Ridge 2 Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.7975 acres
LOCATION	Along Tablerock Road
EXISTING ZONING	Office Commercial District w/Planned Development Designation
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District w/Planned Development Designation
East:	Officer Commercial District w/Planned Development Designation / Park Forest District
West:	General Commercial District w/Planned Development Designation
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	04/14/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 9.7975 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development be approved.

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GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to change the future land use designation on a 9.8 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from Office Commercial to General Commercial. (See companion item #04RZ031.)

The subject property is a part of an 86 acre development known as "Tower Ridge". On June 3, 2002, the City Council approved several Rezoning requests, Planned Development Designation requests and Comprehensive Plan Amendment requests for the 86 acre development. In particular, the subject property was rezoned from General Agriculture District to Office Commercial District with a Planned Development Designation.

The property is located at the southern terminus of Tablerock Road and is currently void of any structural development.

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 any 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. Full utilization of properties currently served by infrastructure is encouraged. The extension of municipal services to the area and the completion of Catron Boulevard, a significant east-west arterial connection located approximately ¼ mile south of the subject property, have changed conditions within the area to support the extension of commercial development. 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 existing Planned Development Designation will serve as a tool to address the issues such as traffic and drainage concerns specific to the subject property. The Planned Development Designation will also help mitigate any potential negative impacts the commercial use may have on the property located east of the subject property that is currently zoned Park Forest District. It is important to note that a large ravine exists between the subject property and the

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Park Forest District site creating a natural division between the land use(s).

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

This portion of the Tower Ridge Subdivision is currently in the process of developing as a commercial development. The properties located north, south and west of the subject property are currently zoned General Commercial District with a Planned Development Designation. The subject property is separated from the adjacent Park Forest District properties by a large ravine. Rezoning the subject property as proposed will allow for the continuation of general commercial use(s) along Tablerock Road, a cul-de-sac street. The applicant has indicated that the property is now ready for development. The proposal to rezone the subject property to a General Commercial District is reflective of a continuation of the commercial development in the area.

- 3. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

The property is currently zoned Office Commercial District with a Planned Development Designation. The properties located north, south and west of the subject property are currently zoned General Commercial District with a Planned Development Designation. The subject property is separated from the adjacent Park Forest District properties by a large ravine. Amending the Comprehensive Plan to allow General Commercial uses in lieu of Office Commercial uses along the cul-de-sac street will create a node of general commercial development. In addition the existing Planned Development Designation will serve as a tool to address the issues such as traffic and drainage concerns specific to the subject property. The Planned Development Designation will also help mitigate any potential negative impacts the commercial use may have on the property located east of the subject property that is currently zoned Park Forest District.

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

U. S. Highway 16 serves as access to Tablerock Road and is classified as a principal arterial street on the City's Major Street Plan and has been constructed accordingly. In addition, Tablerock Road has been constructed as a commercial street. Sewer and water services exist within the Tablerock Road right-of-way. With the infrastructure in place to accommodate additional development, the proposed amendment does not appear to have an adverse effect on the surrounding properties. In addition, the Planned Development Designation will serve as a tool to mitigate any potential negative impacts the commercial use may have on the adjacent properties as identified above.

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

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The subject property is located at the southern terminus of a cul-de-sac street that allows general commercial development on the balance of the lots. The proposed amendment will allow for the continuation of the established commercial development pattern.

*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 for the subject property and commercial development is established in the area. Staff has not identified any adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City with the assistance of the previously approved Planned Development Designation.

As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the May 27, 2004 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.