

STAFF REPORT
August 25, 2005

No. 05CA032 - Amendment to the Comprehensive Plan to change the future land use designation on an approximately .62 acre parcel from Residential to Office Commercial with a Planned Commercial Development

ITEM 15

GENERAL INFORMATION:

PETITIONER	Johnny Sundby for Hay Camp Co.
REQUEST	No. 05CA032 - Amendment to the Comprehensive Plan to change the future land use designation on an approximately .62 acre parcel from Residential to Office Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot H, Revised, Harter Subdivision, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .62 acres
LOCATION	2532 Canyon Lake Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Office Commercial District (Planned Commercial Development)
South:	Park Forest District
East:	Medium Density Residential District
West:	No Use District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/29/2005
REVIEWED BY	Linda Foster / Bob Dominicak

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on an approximately .62 acre parcel from Residential to Office Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: **(This Staff Report was revised on August 16, 2005. All revised and/or added text is shown in bold.) This item was continued at the August 4, 2005 Planning Commission Meeting to allow Staff to publish the correct hearing date.** The subject property is located adjacent to Canyon Lake Drive and Sheridan Lake Road. The property is currently zoned Medium Density Residential District. The property located north

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of the subject property is zoned Office Commercial with a Planned Commercial Development Designation. The property to the south of the subject property is zoned Park Forest District. The property located to the west of the subject property is zoned No Use District and the property to the east is zoned Medium Density Residential District. The owner plans to build a four-plex and a small photography studio on the property and has also submitted an application to change the zoning designation from Medium Density Residential District to Office Commercial District (05RZ045). A Planned Unit Development Plan (05PD031) has also been submitted.

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 currently void of any construction and is located adjacent to Canyon Lake Drive and Sheridan Lake Road. Sewer and water services are to the subject property. The subject property is currently zoned Medium Density Residential District. The property to the north of the subject property is currently zoned Office Commercial with a Planned Commercial Development Designation. The property to the east of the subject property is zoned Medium Density Residential District. Designating the property as Office Commercial with a Planned Commercial Development Designation would be a continuation of the neighboring land uses.

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

The area in which the subject property lies has been developed for many years. The subject property is in the process of being re-developed. The proposal to designate the property as Office Commercial with a Planned Development Designation is consistent with existing land uses in the area.

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 Medium Density Residential District. The property located north of the subject property is zoned Office Commercial with a Planned Commercial Development Designation. The property to the south of the subject property is zoned Park Forest District. The property located to the west of the subject property is zoned No Use District and the property to the east is zoned Medium Density Residential District. The subject property is currently void of any construction and is ready for re-development.

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

The subject property is located adjacent to Sheridan Lake Road and Canyon Lake Drive and has sewer and water service to the property. With the infrastructure nearby to accommodate additional development, the proposed amendment does not appear to have any significant 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 subject property is located adjacent to Canyon Lake Drive and Sheridan Lake Road and is ready for re-development. As such, this request allows for infill development in an established area. Sewer and water services are located on the subject property.

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 Future Land Use Committee reviewed the request on June 10, 2005 and did not identify any significant adverse effects that this Comprehensive Plan Amendment would have on the surrounding area or on the City.