

STAFF REPORT  
January 26, 2006

---

**No. 05CA055 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Future Land Use Plan to change the land use designation from Planned Residential Development with a maximum density of four to eight dwelling units per acre to General Commercial with a Planned Commercial Development**

---

**ITEM 31**

GENERAL INFORMATION:

PETITIONER

Boschee Engineering

REQUEST

**No. 05CA055 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Future Land Use Plan to change the land use designation from Planned Residential Development with a maximum density of four to eight dwelling units per acre to General Commercial with a Planned Commercial Development**

EXISTING

LEGAL DESCRIPTION

The unplatted balance of the N1/2 NW1/4 SW1/4; and a portion of the S1/2 NW1/4 SW1/4, less Stoney Creek South Subdivision, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

PROPOSED

LEGAL DESCRIPTION

A parcel of land located in a portion of the NW1/4 SW1/4, lying south of Catron Boulevard, in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: Beginning at the northeast corner of said NW1/4 SW1/4, Thence S26°10'06"W, 609.71 feet to the true point of beginning, said point is lying on the south right-of-way line of Catron Boulevard; Thence departing said south right-of-way line, S25°54'04"W, 195.40 feet; Thence N70°48'41"W, 292.78 feet to a point lying on the easterly right-of-way line of Bendt Drive as shown on the final plat of Stoney Creek South Subdivision; said point is also lying on a curve concave to the southeast and whose chord bears N44°11'25"E, 11.07 feet; Thence northerly along the arc of said curve to the right whose radius is 174.00 feet; and whose delta angle is 03°38'45", an arc distance of 11.07 feet to a point of reversed curvature; Thence continuing northerly along said easterly right-of-way line of Bendt Drive the following two courses; Thence northerly along the arc of said curve to the left whose radius is 226.00 feet, and whose delta angle is 33°41'44", an arc distance of 132.91 feet to a point of tangency; Thence N12°19'03"E, 57.83 feet to a point

STAFF REPORT  
January 26, 2006

---

**No. 05CA055 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Future Land Use Plan to change the land use designation from Planned Residential Development with a maximum density of four to eight dwelling units per acre to General Commercial with a Planned Commercial Development**

---

**ITEM 31**

lying on the southerly right-of-way line of Catron Boulevard; Said point is also lying on a curve concave to the southwest and whose chord bears S70°20'35"E, 295.17 feet; Thence southeasterly along said right-of-way line and along the arc of said curve to the right whose radius is 1356.92 feet, and whose delta angle is 12°29'18", an arc distance of 295.76 feet to the true point of beginning, containing 1.302 acres more or less.

PARCEL ACREAGE	Approximately 1.302 acres
LOCATION	At the southeast corner of the intersection of Catron Boulevard and Bendt Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	General Agriculture District
East:	General Agriculture District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/30/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

**RECOMMENDATION:**

Staff recommends that the Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of four to eight dwelling units per acre to General Commercial with a Planned Commercial Development be approved.

**GENERAL COMMENTS:**

The applicant has submitted a Comprehensive Plan Amendment to the Southwest Connector Neighborhood Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of four to eight dwelling units per acre to General Commercial with a Planned Commercial Development. The applicant has

STAFF REPORT  
January 26, 2006

---

**No. 05CA055 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Future Land Use Plan to change the land use designation from Planned Residential Development with a maximum density of four to eight dwelling units per acre to General Commercial with a Planned Commercial Development**

---

**ITEM 31**

also submitted a Rezoning request to change the zoning of the property from Low Density Residential District to General Commercial District. In addition, the applicant has submitted a Planned Development Designation application for the subject property. The applicant has also submitted a Layout Plat to subdivide the subject property creating a 1.302 acre lot as a part of the Stoney Creek South Subdivision. (See associated items 05PL253, 05RZ069 and 05PD092.)

The property is located in the southeast corner of the intersection of Bendt Drive and Catron Boulevard. Currently, the property is 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 along the north lot line 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 Planned Development Designation will serve as a tool to address the issues such as traffic and drainage concerns specific to the subject property.

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

The corner of Sheridan Lake Road and Catron Boulevard is currently in the process of developing as a commercial area. The properties located north and west of the subject property are currently zoned General Commercial District and are part of a Planned Development Designation and/or an Initial and Final Commercial Development Plan. The

**No. 05CA055 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Future Land Use Plan to change the land use designation from Planned Residential Development with a maximum density of four to eight dwelling units per acre to General Commercial with a Planned Commercial Development**

---

**ITEM 31**

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 properties located north and west of the subject property are currently zoned General Commercial District and are part of a Planned Development Designation and/or an Initial and Final Commercial Development Plan. Amending the Comprehensive Plan to allow General Commercial uses as proposed will create a node of general commercial development. In addition the 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 existing and future residential land uses within the area.

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

Catron Boulevard serves as access to the subject property and is classified as a principal arterial street on the City's Major Street Plan and has been constructed accordingly. Sewer and water services exist within the Catron Boulevard 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.*

The subject property is located at an intersection with existing and future commercial development on properties located north and west of the subject property. 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.

STAFF REPORT  
January 26, 2006

---

**No. 05CA055 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Future Land Use Plan to change the land use designation from Planned Residential Development with a maximum density of four to eight dwelling units per acre to General Commercial with a Planned Commercial Development**

---

**ITEM 31**

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 January 26, 2006 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.