

STAFF REPORT
February 22, 2007

No. 07CA007 - Amendment to the Adopted Comprehensive Plan to change the 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

ITEM 21

GENERAL INFORMATION:

PETITIONER	Boschee Engineering to OTS, Inc.
REQUEST	No. 07CA007 - Amendment to the Adopted Comprehensive Plan to change the 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
EXISTING LEGAL DESCRIPTION	A parcel of land located in the SW1/4 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: beginning at the found corner No. 3977 along the southwest section line of Section 22 and Sheridan Lake Road right-of-way; thence N31°32'20"E along a imaginary line, 481.85 feet to the true point of beginning; thence N26°16'50"E 166.37 feet; thence N00°00'00"W 112.04 feet; thence N12°21'02"E 160.14 feet; thence N23°19'30"E 120.85 feet; thence S68°58'39"E 24.58 feet; thence N53°48'13"E 78.46 feet; thence S00°02'33"W 317.97 feet; thence S00°02'33"W 199.35 feet; thence S00°01'07"E 48.25 feet; thence S89°51'52"W 240.83 feet; to the point of beginning
PARCEL ACREAGE	Approximately 1.97 acres
LOCATION	South end of Bendt Drive
EXISTING ZONING	General Agriculture District - General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development) - General Commercial District (Planned Commercial Development)
South:	General Agriculture District
East:	General Agriculture District - Medium Density Residential District (Planned Residential Development)
West:	General Commercial District (Planned Commercial Development)

STAFF REPORT
February 22, 2007

No. 07CA007 - Amendment to the Adopted Comprehensive Plan to change the 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

ITEM 21

PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/26/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the 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 be approved with the following stipulation:

1. Prior to Planning Commission approval, a Planned Development Designation application shall be submitted and approved for the subject property.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the US Highway 16 Area Future Land Use Plan to change the 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 on a portion of the subject property. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from General Commercial District to Low Density Residential District. The applicant has also submitted a Preliminary Plat to subdivide the subject property into 41 residential lots. In addition, the applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a portion of the collector street Nugget Gulch Drive. (See companion items #06PL178, 07CA005, 07RZ004, and 07RZ005.)

The property is located southeast of Catron Boulevard and Sheridan Lake Road. 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.*

No. 07CA007 - Amendment to the Adopted Comprehensive Plan to change the 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

ITEM 21

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. As a part of the platting of the subject property, infrastructure will be constructed to serve the proposed residential development. 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 Initial and Final Planned Residential Development will serve as a tool to address the issues such as traffic and drainage concerns specific to the subject property. The Future Land Use Committee has also stated that Comprehensive Plans may be supported when reasonable development plans have been demonstrated. The associated Preliminary Plat identifies a reasonable development plan for the subject property.

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

Several properties along Catron Boulevard between U.S. Highway 16 and Sheridan Lake Road are currently in the process of being developed as residential areas. An existing natural drainage area along the west lot lines of the subject property separates the subject property from the existing and proposed commercial development(s) located west of the subject property. The proposal to amend the Comprehensive Plan as proposed is reflective of a continuation of the residential 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.*

As previously indicated, properties along Catron Boulevard between U.S. Highway 16 and Sheridan Lake Road are currently in the process of being developed as residential areas. Amending the Comprehensive Plan as proposed will create a node of residential development. In addition, the Initial and Final Planned Residential Development will serve as a tool to address the issues such as traffic and drainage concerns specific to the subject property. The Initial and Final Planned Residential Development will also help mitigate any potential negative impacts the residential 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 is located north of the subject property and is classified as a principal arterial street on the City's Major Street Plan. The Major Street Plan identifies Nugget Gulch Drive as a proposed collector street which will extend through the subject property. Allowing residential use(s) along a collector street is in compliance with the Major Street Plan. As a part of the platting of the subject property, infrastructure will be constructed to serve the

STAFF REPORT
February 22, 2007

No. 07CA007 - Amendment to the Adopted Comprehensive Plan to change the 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

ITEM 21

proposed residential development. As such, the proposed amendment does not appear to have an adverse effect on the surrounding properties. In addition, the Initial and Final Planned Residential Development will serve as a tool to mitigate any potential negative impacts the residential 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 south of Catron Boulevard in an area of existing residential development. The proposed amendment will allow for the continuation of the established residential 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.*

As a part of the platting of the subject property, infrastructure will be constructed to serve the proposed residential development. In addition, additional residential 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 Initial and Final Planned Residential Development.

Notification Requirement: As of this writing, the receipts from the certified mailings have been returned and the sign has been posted on the property.

Staff recommends that the Amendment to the Comprehensive Plan to change the 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 be approved.