

STAFF REPORT
March 27, 2008

No. 08CA004 - Amendment to the Adopted Comprehensive Plan to change the land use designation from a Planned Residential Development with 4.8 dwelling units per acre to Office Commercial with a Planned Commercial Development **ITEM 22**

GENERAL INFORMATION:

APPLICANT	Stoney Creek Development
AGENT	Boschee Engineering
PROPERTY OWNER	J. L. Bendt
REQUEST	No. 08CA004 - Amendment to the Adopted Comprehensive Plan to change the land use designation from a Planned Residential Development with 4.8 dwelling units per acre to Office Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lots 1, 2 and 3 of Block 3 of Stoney Creek South Subdivision, located in the NW1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.127 acres
LOCATION	5610, 5624 and 5712 Bendt Drive
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development Designation)
South:	Low Density Residential District (Planned Development Designation)
East:	Low Density Residential District (Planned Development Designation)
West:	General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/29/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

STAFF REPORT
March 27, 2008

**No. 08CA004 - Amendment to the Adopted Comprehensive Plan to ITEM 22
change the land use designation from a Planned Residential
Development with 4.8 dwelling units per acre to Office Commercial
with a Planned Commercial Development**

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from a Planned Residential Development with 4.8 dwelling units per acre to Office Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: The applicant has submitted this Amendment to the Adopted Comprehensive Plan to change the land use designation from a Planned Residential Development with 4.8 dwelling units per acre to Office Commercial with a Planned Commercial Development. This undeveloped property contains approximately 1.127 acres and is located southeast of the intersection of Catron Boulevard and Bendt Drive. In addition, the applicant has submitted a Rezoning request (#08RZ004) to change the zoning designation of the property from Low Density Residential District to Office Commercial District. Land located north, south, and east of the property is zoned Low Density Residential District. Land located west of the property is zoned General Commercial District. The US Highway 16 Neighborhood Area Future Land Use Plan indicates that this property is appropriate for a Planned Residential Development with 4.8 dwelling units per acre.

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. 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 Commercial Development will serve as a tool to address the issues such as water, sewer, traffic and drainage concerns specific to the property.

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

Staff is unaware of any changing conditions.

STAFF REPORT
March 27, 2008

**No. 08CA004 - Amendment to the Adopted Comprehensive Plan to ITEM 22
change the land use designation from a Planned Residential
Development with 4.8 dwelling units per acre to Office Commercial
with a Planned Commercial Development**

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

The Office Commercial Zoning District is intended to provide a place for those types of institutional and commercial activities that require separate buildings and building groups surrounded by landscaped yards and open areas. Land, space and aesthetic requirements of these uses make desirable either a central location or a suburban location near residential neighborhoods. The property in question is a transitional area between the general commercial development to the west and the low density residential development to the east and south. The property's location is in a relatively close proximity to a principal arterial street and appears to support the proposed Office Commercial zoning.

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 property and is classified as a principal arterial street on the City's Major Street Plan. The Major Street Plan identifies Bendt Drive as a sub-collector street which will extend adjacent to the property. Allowing commercial use(s) along a sub-collector street is in compliance with the Major Street Plan. As a part of the platting of the property, infrastructure has been constructed to serve the development of the property. As such, the proposed amendment does not appear to have a significant adverse effect on the surrounding properties. In addition, the Initial and Final Planned Commercial Development 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 Office Commercial land uses with a Planned Development would provide a buffer between the commercial development to the west and to the adjacent residential land uses in the vicinity and a logical and orderly development pattern. The topographic conditions of the site, including the rock outcroppings to the east and south provide a significant buffer to the adjacent areas and physically separate the property from the adjacent areas.

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 property in question is located in a transitional area between the General Commercial zoning to the west and the Low Density zoning to the south and east. The topographic conditions of the site, including the rock outcroppings to the east and south provide a significant buffer to the adjacent areas and physically separate the property from the adjacent areas. A Planned Development Designation was submitted and approved for the property. The additional review provided by an Initial and Final Planned Commercial

STAFF REPORT
March 27, 2008

**No. 08CA004 - Amendment to the Adopted Comprehensive Plan to ITEM 22
change the land use designation from a Planned Residential
Development with 4.8 dwelling units per acre to Office Commercial
with a Planned Commercial Development**

Development process will insure that possible adverse impacts of development are mitigated. Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City with the protections provided by the Initial and Final Planned Commercial Development.

The required sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

The Future Land Use Committee considered this request and recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from a Planned Residential Development with 4.8 dwelling units per acre to Office Commercial with a Planned Commercial Development be approved.