

STAFF REPORT
September 23, 2010

No. 10CA021 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development

ITEM 26

GENERAL INFORMATION:

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| APPLICANT | Property Rentals, Inc. |
| AGENT | Janelle Finck for Fisk Land Surveying & Consulting Engineers |
| PROPERTY OWNER | Property Rentals, Inc. |
| REQUEST | No. 10CA021 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development |
| EXISTING LEGAL DESCRIPTION | Tract G (less part of Lots 1, 2, 3A and 3B and less Lot H1); Tract H (less part of Lots 1 and 29 of Fairway Hills and less Lot H1); and Lot 1 of Tract I all of Arrowhead View Addition, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 4.75 acres |
| LOCATION | 3800 Fairway Hills Drive |
| EXISTING ZONING | Medium Density Residential District (Planned Residential Development) |
| SURROUNDING ZONING | |
| North: | Medium Density Residential District (Planned Residential Development) |
| South: | Medium Density Residential District (Planned Residential Development) |
| East: | Medium Density Residential District (Planned Residential Development) |
| West: | Park Forest District |
| PUBLIC UTILITIES | City water and sewer |
| DATE OF APPLICATION | 8/26/2010 |
| REVIEWED BY | Patsy Horton / Mary Bosworth |

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ITEM 26

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: The property contains 4.75 acres and is located at the northeast corner of the intersection at Sheridan Lake Road and Fairway Hills Drive. Land located to the north, south and east is zoned Medium Density Residential District with a Planned Residential Development. Land located to the west is zoned Park Forest District. A rental sales office currently occupies a portion of the property.

The Sheridan Lake Road Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Medium Density Residential land uses. An application to rezone the property from Medium Density Residential District to General Commercial District (#10RZ043) has also been submitted in conjunction with this Comprehensive Plan Amendment.

The property was annexed on January 15, 1976 and subsequently rezoned to Medium Density Residential with a Planned Residential Development (File #191) on March 15, 1976. The approved Master Plan authorized the use of the property in question as a commercial sales area with 35,000 square foot of commercial use, 237 visitor parking stalls and 13 staff parking stalls.

The applicant is now requesting to use a portion of this area for office and restaurant uses and has submitted an application for a Major Amendment to the Planned Residential Development to remove the property from the Fairway Hills Planned Residential Development (#10PD057) and an application for an Initial Planned Commercial Development (#10PD058) for consideration by the Planning Commission at its October 7, 2010 Planning Commission meeting.

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 the Staff findings are outlined below:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

No. 10CA021 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development

ITEM 26

One of the goals of the adopted Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to both the levels of demand in the market and to the orderly extension and efficient use of public improvements, infrastructure, and services. The objective is to avoid scattered or strip residential, commercial and industrial development outside the urban area and direct such uses into existing developed locations where adequate services are available, including major street access, and proper water and sewer systems. Development of this property will create infill commercial usage and utilize existing water and sewer services. This property is located adjacent to existing residential land uses. The Planned Commercial Development will insure that any possible adverse effects of future development on the surrounding residential properties will be adequately mitigated. The Future Land Use Committee found that the proposed change from Medium Density Residential with a Planned Residential Development land use to General Commercial with a Planned Commercial Development land use is consistent with the intent of the comprehensive plan.

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

The Sheridan Lake Road Neighborhood Future Land Use Plan identifies the property as appropriate for Medium Density Residential with a Planned Residential Development. The 1974 Comprehensive Plan identified the property as appropriate for residential and park forest uses. However, the approved master plan identified the property as a commercial area within the Planned Residential Development. The Future Land Use Committee identified no changes that warrant the proposed commercial land use.

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

The approved Planned Residential Development and subsequent amendments include single family homes, town homes, apartments, condominiums, a church, a funeral home and the rental sales office. Land located to the west of the property is zoned Park Forest District and includes the Arrowhead Country Club. Land to the south, north and east of the property is zoned Medium Density Residential with a Planned Residential Development, although a funeral home is adjacent to the north and single family homes are adjacent to the east. The Future Land Use Committee expressed concerns regarding the impact the commercial uses would have on the adjacent residential uses and recommended that the Planned Development Plan buffer the proposed structures to mitigate the impacts of the commercial development on the adjacent properties, and that the applicant address accident and traffic concerns that the proposed development may have on the existing roadways as part of the Planned Development applicant.

- 4. Whether and the extent to which the proposed amendment would adversely affect the*

STAFF REPORT
September 23, 2010

No. 10CA021 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development

ITEM 26

environment, services, facilities, and transportation.

The property is served with water and sewer service through City water and sewer mains. Fairway Hills Drive provides access to the property and the numerous residential sites located south and east of the property. The City Traffic Engineer identified that there have been two crashes at the intersection of Fairway Hills Drive and Sheridan Lake Road between January 1, 2007 and August 31, 2010, both involving vehicles on Sheridan Lake Road losing control and leaving the roadway. He indicated that the proposed site development will generate new trips and increase exposure as well as the associated probability of increased crashes. Additionally, the north side of Fairway Hills Drive is void of sidewalks, however, the site development will require the installation of sidewalk on the north side of Fairway Hills Drive. Based on the proposed increase in site usage, the Traffic Engineer recommended that a traffic impact study be submitted in conjunction with the development proposal to address potential impacts to the existing transportation facilities. The Planned Commercial Development Designation will ensure that any adverse impacts to the surrounding properties will be mitigated.

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

The proposed amendment will facilitate in-fill development within the City consistent with the master plan approved in 1976.

- 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 is served with water and sanitary sewer service through Rapid City's distribution system. The Planned Development will facilitate review to ensure that any future development will not have an adverse impact on the surrounding properties. The Future Land Use Committee has not identified any significant adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City, provided that the development plan includes measures to mitigate negative impacts to the adjacent properties through the traffic impact study, buffering, additional landscaping, careful consideration of the placement of the HVAC units and the location of pedestrian access/circulation.

The required sign has been posted on the property. The white receipts from the certified mailings have been submitted to the Growth Management staff but, as of this writing, the green card receipts have not been returned. Staff will notify the Planning Commission at the September 23, 2010 Planning Commission meeting if this requirement has not been met. Staff has received two inquiries regarding the proposed amendment.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Medium Density Residential with a Planned

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No. 10CA021 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development

ITEM 26

Residential Development to General Commercial with a Planned Commercial Development be approved and that traffic and pedestrian movements and accident statistics for the intersection of Sheridan Lake Road and Fairway Hills Drive be investigated and that buffering of the proposed structures be required through the Planned Development.