

STAFF REPORT
August 25, 2011

No. 11CA009 - Comprehensive Plan Amendment to change the land use designation from General Commercial with a Planned Commercial Development to Low Density Residential with a Planned Residential Development

ITEM 10

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	Stoney Creek Development Corporation - Jeff Bendt
REQUEST	No. 11CA009 - Comprehensive Plan Amendment to change the land use designation from General Commercial with a Planned Commercial Development to Low Density Residential with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lots 1 through 6 of Block 2 of Stoney Creek South Subdivision located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.150 acres
LOCATION	On the west side of Bendt Drive, south of Catron Boulevard and east of Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Development Designation) - General Agriculture District - Low Density Residential District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	Office Commercial District (Planned Commercial Development) - Low Density Residential District - General Agriculture District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/29/2011
REVIEWED BY	Kip Harrington / Brandon Quiett

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

GENERAL COMMENTS: The vacant property is 2.15 acres located along the west side of Bendt Drive south of Catron Boulevard and east of Sheridan Lake Road. The applicant is proposing to construct townhomes and/or single family homes on the subject property. Land located to the north and west has been zoned General Commercial District. Land located to the south is zoned General Commercial District, Low Density Residential District and General Agriculture District. Land located to the east is zoned Office Commercial District, Low Density Residential District and General Agriculture District. .

The US Highway 16 Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for General Commercial with a Planned Commercial Development. The Future Land Use Committee indicated that a land use designation consistent with the existing single family residential uses south of the property more accurately reflects the intent of the adopted goals identified in the 2008 Plan Overview.

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.*

One of the goals of any Future Land Use Plan is to maintain a commitment to neighborhoods by implementing appropriate policies that preserve and improve the quality and character of the community's established neighborhoods. Amending the Comprehensive Plan will help protect the existing stable residential neighborhood south of the vacant property by preventing encroachment from adjacent commercial developments. The proposed change from General Commercial with a Planned Commercial Development to Low Density Residential with a Planned Residential Development is consistent with the intent of the neighborhood preservation goal within the Comprehensive Plan.

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

The US Highway 16 Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for General Commercial with a Planned Commercial Development land uses. The property is currently vacant with commercial land uses adjacent to the north, east and west of the property. Single family land uses are located south of the subject property. The only access to the property is Bendt Drive which extends south to the residential homes. The Future Land Use Committee indicated that the current land use for this property as single family homes supports the change in the Future Land Use Designation.

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

The properties are located adjacent to commercial land uses. However, the properties are bounded on the west by a natural topographic barrier, separating the commercial uses from the residential uses. The only access to the property is Bendt Drive which extends south to the residential homes. Additionally, Bendt Drive terminates south of the intersection with Motherlode Drive south of the residential structures, creating a secluded area for the existing homes. The proposed amendment to change the land use from General Commercial with a Planned Commercial Development to Low Density Residential with a Planned Residential Development appears to be compatible with the vacant property and the existing uses on the adjacent properties.

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

The property is currently vacant. The property is served with water and sewer service through the City of Rapid City. Bendt Drive provides access to the property and terminates south of the residential structures. The proposed amendment would not appear to result in any significant effects on the surrounding properties.

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

The proposed amendment will allow the preservation of the community's established neighborhoods. Amending the Comprehensive Plan will help protect the existing neighborhood to the south by preventing encroachment from adjacent commercial uses.

- 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 the City of Rapid

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City. The Future Land Use Committee has not identified any significant adverse impacts that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

As of this writing, the required sign has been posted on the property. The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the August 25, 2011 Planning Commission meeting if these requirements have not been met. Staff has not received any 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 General Commercial with a Planned Commercial Development to Low Density Residential with a Planned Residential Development be approved.