

STAFF REPORT  
February 9, 2012

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**No. 12CA001 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial**      **ITEM**

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GENERAL INFORMATION:

APPLICANT	Robert T. Sundby and John Sundby
PROPERTY OWNER	John & Kathy Sundby, Robert Sundby and Kibbe Conti
REQUEST	<b>No. 12CA001 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial</b>
EXISTING LEGAL DESCRIPTION	Lot 1 less Lot H1 of Una Del Acres No. 2 located in Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .88 acres
LOCATION	At the northwest corner of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District
East:	General Commercial District (Planned Commercial Development)
West:	Low Density Residential District
PUBLIC UTILITIES	Shared Well and Private Septic System
DATE OF APPLICATION	1/13/2012
REVIEWED BY	Kip Harrington / Ted Johnson

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial be approved in conjunction with the proposed rezone application from Low Density Residential District to Office Commercial District.

GENERAL COMMENTS: The property contains approximately 0.88 acres and is located on the northwest corner of the intersection of Sheridan Lake Road and Catron Boulevard/Wildwood Drive. There is a single family residence currently located on the property. The property is currently zoned Low Density Residential District. Land located to the south and west of the property is zoned Low Density Residential District. Land located to the north of the property is zoned Low Density Residential District with a Planned

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Residential Development. Land located to the east of the property is zoned General Commercial District with a Planned Commercial Development.

The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for Residential use. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted an application (#12RZ001) to rezone the property from Low Density Residential District to Office Commercial District.

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.

The Future Land Use Committee 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 Future Land Use Committee 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 protect stable neighborhoods to prevent encroachment by incompatible commercial and industrial uses and excessively high density residential development. The property is located in a stable residential neighborhood devoid of commercial development. The proposed change from Residential to Commercial land use does not appear to be 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 property is currently zoned Low Density Residential District. An application to change the zoning from Low Density Residential District to Office Commercial District (#12RZ001) has been submitted in conjunction with this application. The Future Land Use Committee identified the recent development of commercial land uses across Sheridan Lake Road to the east of the property.

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

The property is located near areas that support residential and commercial land uses. The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. Land located to the north, south, and west of the property is identified as residential land use. Land located east of the property is identified as commercial land use. By amending the Future Land Use on this property from

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Residential to Commercial, the existing commercial land use on the east side of Sheridan Lake Road will encroach into the existing residential neighborhood on the west side of Sheridan Lake Road.

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

The property currently contains a single family residence. The property is served by a shared well and a private septic system. Any redevelopment of the property will require a connection to public utilities, currently located at the lot line. The property is located at the intersection of Sheridan Lake Road, a principal arterial street, Catron Boulevard, a principal arterial street and Wildwood Drive, a subcollector street. Access to the property is by Wildwood Drive. The proposed amendment would not appear to result in any significant detrimental effects on the adjacent transportation network.

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

The proposed amendment will extend the existing commercial uses on the east side of Sheridan Lake Road to the west side of Sheridan Lake Road. To date, all commercial development in the area has remained on the east side of Sheridan Lake Road. Extending commercial uses to the west side of Sheridan Lake Road could significantly impact the existing residential development. The proposed amendment does not appear to be consistent with the goal to protect stable neighborhoods.

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 sewer by a shared well and a septic system. 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.

Notification Requirement: The required sign has been posted on the property. The green cards and white receipts from the certified mailings have been submitted to the Community Planning and Development Services staff. Staff has received numerous inquiries regarding the proposed amendment, all of which are in opposition to any commercial use of the property.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Residential to Commercial be approved in conjunction with the proposed rezone application to Office Commercial District.