

STAFF REPORT
March 10, 2005

No. 05CA012 - Amendment to the Comprehensive Plan to change the future land use designation on an approximate 5.776 acre parcel from Park Forest to Office Commercial with a Planned Residential Development

ITEM 26

GENERAL INFORMATION:

PETITIONER	Ted Schultz, CETEC Engineering Services, Inc. for Generations Care, LLC
REQUEST	No. 05CA012 - Amendment to the Comprehensive Plan to change the future land use designation on an approximate 5.776 acre parcel from Park Forest to Office Commercial with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Beginning at the southwesterly corner of Tract H of Wesleyan Christian Center, thence N76°34'25" E a distance of 263.55 feet; thence N17°48'36" W a distance of 117.79 feet; thence N37°51'47" W a distance of 289.90 feet; thence N17°26'29" W a distance of 160.98 feet; thence S72°34'40" W a distance of 15.98 feet; thence N17°50'19" W a distance of 154.78 feet; thence N72°09'41" E a distance of 266.78 feet; thence S17°42'19" E a distance of 272.78 feet; thence S37°37'39" E a distance of 288.47 feet; thence S72°03'18" W a distance of 106.09 feet; thence S57°08'25" W a distance of 52.00 feet; thence with a curve turning to the right with a radius of 149.99 feet, with an arc length of 39.01 feet, with a chord bearing of S25°22'55" E, with a chord length of 38.90 feet, thence S17°50'42" E a distance of 299.76 feet; thence S27°16'02" W a distance of 14.10 feet; thence S72°12'20" W a distance of 256.46 feet; thence with a curve turning to the right with a radius of 169.61 feet, with an arc length of 110.82 feet, with a chord bearing of N89°04'34" W, with a chord length of 108.86 feet, thence N70°21'28" W a distance of 53.50 feet; thence with a curve turning to the left with a radius of 333.35 feet, with an arc length of 162.43 feet, with a chord bearing of N00°31'09" E, with a chord length of 160.83 feet; which is the point of beginning, having an area of 251605.92 square feet, 5.776 acres all lying in the NW1/4 of SW1/4, Section 26 and the NE1/4 of SE1/4 of Section 27 and the SE1/4 of NE1/4 of Section 27, T2N, R7E, B.H.M. Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Beginning at the southwesterly corner of Tract H of Wesleyan Christian Center, thence N76°34'25" E a

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PARCEL ACREAGE	Approximately 5.776 acres
LOCATION	Northwest of Harmony Heights Lane and Sunny Springs Drive
EXISTING ZONING	Office Commercial District/General Agriculture District
SURROUNDING ZONING	
North:	Office Commercial District
South:	General Agriculture District
East:	Office Commercial District/General Agriculture District
West:	Light Industrial District/Office Commercial District
PUBLIC UTILITIES	To be extended

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DATE OF APPLICATION 2/11/2005
REVIEWED BY Linda Foster / David L. Johnson

RECOMMENDATION:

Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on an approximate 5.776 acre parcel from Park Forest to Office Commercial with a Planned Residential Development be approved.

GENERAL COMMENTS:

This undeveloped property contains approximately 5.776 acres and is located northwest of Harmony Heights Lane and Sunny Springs Drive. The 1974 Comprehensive Plan Map identifies this property as Park Forest. The property is currently zoned Office Commercial District and General Agriculture District. The property located south of the subject property is zoned General Agriculture District. The property located north of the subject property is currently zoned Office Commercial District. The property located to the east of the subject property is zoned Office Commercial and General Agriculture District. The property located west of the subject property is zoned Light Industrial District and Office Commercial District. The applicant has also submitted applications to rezone the subject property from General Agriculture District to Office Commercial District (05RZ017), a layout plat (05PL029) and Initial and Final Planned Residential Development review (05PD010).

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 the 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. In-fill development and full utilization of properties currently served by infrastructure are encouraged. The subject property is located within the Deadwood Avenue Neighborhood Area. The property is currently undeveloped and is located northwest of Harmony Heights Lane and Sunny Springs Drive. Sewer and water are available in Harmony Heights Lane, south of the subject property and Sunny Springs Drive, east of the subject property. The adjacent property to the north is zoned as Office Commercial District and the adjacent property to the east designated as

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Medium Density Residential District. Because the subject property is adjacent to residential land uses and the applicant's plans indicate that the property will be developed into town homes, designating it as Office Commercial with a Planned Residential Development Designation would be a continuation of the neighboring land uses and is consistent with the intent of the Comprehensive Plan to encourage in-fill development within the neighborhood area.

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

The Deadwood Avenue Area has been in the process of developing for several years. The subject property is undeveloped property that has been held for future development. The applicant has indicated that the property is now ready for development. The proposal to designate the property as Office Commercial with a Planned Residential Development is consistent with the existing land uses in the area.

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

The property is currently zoned Office Commercial District and General Agriculture District. The property located south of the subject property is zoned General Agriculture District. The property located north of the subject property is currently zoned Office Commercial District. The property located to the east of the subject property is zoned Office Commercial and General Agriculture District. The property located west of the subject property is zoned Light Industrial District and Office Commercial District. The subject property is currently undeveloped. The subject property is located in the Deadwood Avenue Neighborhood Area and is now ready for development. Because the subject property is adjacent to residential land uses, designating the property as Office Commercial with a Planned Residential Development would provide a continuation of existing uses.

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

The subject property is located adjacent to Harmony Heights Lane and Sunny Springs Drive. Sewer and water services are located in Harmony Heights Lane and Sunny Springs Drive. With the infrastructure nearby to accommodate additional development, the proposed amendment does not appear to have any significant adverse effect on the surrounding properties.

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

The subject property is located in the Deadwood Avenue Neighborhood Area and is now ready for in-fill development. The extension of water and sewer connections is currently

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located in Harmony Heights Lane and Sunny Springs Drive adjacent to the subject property. The proposed amendment would allow in-fill development and provide a continuation of residential land 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.*

Infrastructure is in place adjacent to the subject property. The change would be consistent with the existing neighborhood development. Staff has identified that drainage will need to be addressed as part of the preliminary plat process.

The Future Land Use Committee reviewed this request and on February 18, 2005 recommended approval of the proposed Comprehensive Plan Amendment based on the findings outlined in this report.