

STAFF REPORT
May 5, 2005

No. 05CA022 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Area Future Land Use Plan to Change the land use designation on a 7.72 acre parcel from General Commercial with a Planned Commercial Development to Low Density Residential II with a Planned Residential Development

ITEM 36

GENERAL INFORMATION:

PETITIONER	Boschee Engineering
REQUEST	No. 05CA022 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Area Future Land Use Plan to Change the land use designation on a 7.72 acre parcel from General Commercial with a Planned Commercial Development to Low Density Residential II with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lots 1A and 1B, Block 5, Stoney Creek Subdivision Phase 1, W1/2 NW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.72 acres
LOCATION	5225 Bendt Drive
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential District)
South:	Low Density Residential District (Planned Residential District)
East:	Low Density Residential District (Planned Residential District)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/8/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Area Future Land Use Plan to Change the land use designation on

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a 7.72 acre parcel from General Commercial with a Planned Commercial Development to Low Density Residential II with a Planned Residential Development be continued to the May 26, 2005 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to change the future land use designation of the subject property from General Commercial with a Planned Commercial Development to Low Density Residential District II with a Planned Residential District. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from General Commercial District to Low Density Residential District II. The applicant has also submitted a Layout Plat to subdivide the subject property into 36 townhome lots. (See companion items 05RZ034 and 05PL064.)

The property is located in the northwest corner of the Bendt Drive/Catron Boulevard intersection and is currently void of any structural development.

STAFF REVIEW:

The applicant's site plan identifies that the proposed townhome development will consist of two-two unit townhomes, seven-three unit townhomes and two-four unit townhomes. However, the Low Density Residential II District does not allow more than 30 percent of the townhomes as multi-family units with more than two connected units or in this instance, ten units. In addition, it appears that the minimum 4,000 square foot lot size can not be provided for each individual lot as required by the Rapid City Municipal Code. As such, the applicant is requesting that all three items be continued to the May 26, 2005 Planning Commission meeting to allow the applicant to revise the Layout Plat and/or revise the Rezoning and Comprehensive Plan Amendment requests to allow the multi-family townhome development.

Staff is recommending that the Comprehensive Plan Amendment be continued to the May 26, 2005 Planning Commission meeting as requested by the applicant.