

STAFF REPORT
October 26, 2006

No. 06CA038 - Amendment to the Comprehensive Plan by revising the U.S. Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with four dwelling units per acre to Office Commercial with a Planned Unit Development

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GENERAL INFORMATION:

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| PETITIONER | CETEC Engineering Services, Inc. for Generations, Inc. |
| REQUEST | No. 06CA038 - Amendment to the Comprehensive Plan by revising the U.S. Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with four dwelling units per acre to Office Commercial with a Planned Unit Development |
| EXISTING LEGAL DESCRIPTION | The west 1/2 of the SE1/4 SE1/4, Section 22, Unplatted, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 20 acres |
| LOCATION | Located adjacent to Golden Eagle Drive between Catron Boulevard and U.S. Highway 16 |
| EXISTING ZONING | General Agriculture District |
| SURROUNDING ZONING | |
| North: | Park Forest District - Medium Density Residential District (Planned Development Designation) |
| South: | General Agriculture District |
| East: | General Commercial District - Office Commercial District - Public District - Business Park District |
| West: | Public District - General Agriculture District - Low Density Residential District (Planned Residential Development) |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 9/29/2006 |
| REVIEWED BY | Vicki L. Fisher / Todd Peckosh |

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan by revising the U.S. Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with four dwelling units per acre to Office Commercial with a Planned Unit Development be continued to the November 9, 2006 Planning Commission

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meeting to allow the legal notification requirement to be met.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the US Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of one dwelling unit per acre to Office Commercial with a Planned Unit Development on approximately 7.35 acres of the subject property, a Comprehensive Plan Amendment to the US Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of four dwelling units per acre to Office Commercial with a Planned Unit Development on approximately 20 acres of the subject property, and a Comprehensive Plan Amendment to the US Highway 16 Area Future Land Use Plan to change the land use designation from Low Density Residential District with a Planned Residential Development with a maximum density of four dwelling units per acre to Office Commercial with a Planned Unit Development on approximately 26.36 acres of the subject property. The applicant has also submitted a Layout Plat to subdivide the subject property creating 67 townhome lots and six larger lots. In addition, the applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a portion of Golden Eagle Drive, a collector street, as it abuts the southern portion of the subject property. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Office Commercial District. (See companion items #06RZ055, 06PL160, 06CA037, 06CA039 and 06CA040.)

The applicant has indicated that the subject property will be constructed with a combination of townhome and independent and assisted living units.

The property is located in the northwest corner of the intersection of Golden Eagle Drive and Promise Road. Currently, the property is void of any structural development.

STAFF REVIEW:

The Rapid City Journal staff has notified City staff that the legal notification for the Comprehensive Plan Amendment was not published in the newspaper ten days prior to the Planning Commission meeting as required. As such, staff is recommending that this item be continued to the November 9, 2006 Planning Commission meeting to allow the legal notification requirement to be met.