

STAFF REPORT
September 22, 2011

No. 11CA010 - Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to General Commercial

ITEM 5

GENERAL INFORMATION:

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| APPLICANT | Saint Patrick, LLC |
| AGENT | Lawrence M. Kostaneski, PE for Centerline, Inc. |
| PROPERTY OWNER | Saint Patrick, LLC |
| REQUEST | No. 11CA010 - Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to General Commercial |
| EXISTING LEGAL DESCRIPTION | Tract AR2 of Needles Subdivision located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, less a portion of Tract AR2 described as follows: Commencing at northwesterly corner of Tract AR2 of Needles Subdivision, common to the northeasterly corner of Tract B of Needles Subdivision, and common to the southwesterly corner of Tract A of Tucker Subdivision, and the point of beginning; Thence, first course: N89°56'00"E, along the northerly boundary of said Tract AR2, common to the southerly boundary of said Tract A, a distance of 331.61 feet, to the southeasterly corner of said Tract A; Thence, second course: S62°44'53"E, a distance of 593.67 feet, to a point on the southerly boundary of said Tract AR2, common to a point on the northerly edge of Catron Boulevard right-of-way; Thence, third course: southwesterly, curving to the right, along the southerly boundary of said Tract AR2, common to the northerly edge of said Catron Boulevard right-of-way, on a curve with a radius of 743.51 feet, a delta angle of 74°57'16", a length of 972.66 feet, a chord bearing of S59°59'16"W, and chord distance of 904.77 feet; Thence, fourth course: N82°32'06"W, along the southerly boundary of said Tract AR2, common to the northerly edge of said Catron Boulevard right-of-way, a distance of 79.87 feet, to the southwesterly corner of said Tract AR2, common to the southeasterly corner of said Tract B; Thence, fifth course: N00°15'46"E, along the westerly boundary of said Tract AR2, common to the easterly boundary of said Tract B, a distance of 713.64 feet, to the northwesterly corner of said Tract AR2, common to the northeasterly corner of said Tract B, and common to the southwesterly corner of said Tract A, and |

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| | the point of beginning, less H Lots |
| PARCEL ACREAGE | Approximately 1.7 acres |
| LOCATION | Northwest of the intersection of Catron Boulevard and Wellington Drive |
| EXISTING ZONING | Low Density Residential District (Planned Development Designation) |
| SURROUNDING ZONING | |
| North: | Medium Density Residential District (Planned Development Designation) |
| South: | General Commercial District (Planned Development Designation) |
| East: | Low Density Residential District (Planned Unit Development) |
| West: | General Commercial District (Planned Development Designation) |
| PUBLIC UTILITIES | City water and sewer |
| DATE OF APPLICATION | 8/25/2011 |
| REVIEWED BY | Kip Harrington / Ted Johnson |

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

GENERAL COMMENTS: The property contains approximately 1.7 acres and is located northwest of the intersection of US Highway 16B (Catron Boulevard) and Wellington Drive. The property was annexed into the City limits (#01AN010) effective September 23, 2001 and subsequently zoned No Use District. Land located to the north is zoned Medium Density Residential District. Land located to the south and west is zoned General Commercial District. Land located to the east is zoned Low Density Residential District with a Planned Development. The property is currently vacant.

The US Highway 16 Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for a Planned Residential Development with one dwelling unit per acre. An application to rezone the property from Low Density Residential-1 District to General Commercial District (#11RZ017) has been submitted in conjunction with this Comprehensive Plan Amendment.

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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 preserve and enhance the existing economic base of the City of Rapid City to achieve continued and well balanced economic development as well as to encourage contiguous growth along the City's outer fringe that will best utilize the public services and infrastructure. This property is located adjacent to proposed commercial land uses. The proposed change from a Planned Residential Development with one dwelling unit per acre to General Commercial land use is 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 current reconstruction of Catron Boulevard has moved the access to this property from Wellington Drive to the southwest corner of the property, removing any direct access to the property. Any future access to the property will cross the adjacent land zoned General Commercial District to the south and west. The property is currently zoned Low Density Residential District. An application to change the zoning from Low Density Residential to General Commercial District (#11RZ017) has been submitted in conjunction with this application.

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 adjacent to areas that support General Commercial land uses. Land located to the south and west of the property is zoned General Commercial District with a Planned Commercial Development. Land located to the north of the property is zoned Medium Density Residential District. Land to the east of the property is zoned Low Density Residential District with a Planned Unit Development. The proposed amendment to change the land use from a Planned Residential Development with one dwelling unit per acre to General Commercial appears to be compatible with the proposed commercial uses on the adjacent properties.

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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. Access to the property is by Catron Boulevard, a Principal Arterial on the Major Street Plan, via the adjacent property to the southwest. The property is separated from the property to the north, zoned Medium Density Residential, by a drainage area that provides a natural buffer between the differing land uses. 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 continuation of in-fill development within the City and enhance the existing economic base of Rapid City. The future commercial developments in the area indicate that the proposed change will result in a logical and orderly development pattern.

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 City. 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.

The required sign has been posted on the property. The green cards and white receipts from the certified mailings have been submitted to the Growth Management staff. Staff will notify the Planning Commission at the September 22, 2011 Planning Commission meeting if this requirement has not been met. Staff has received no 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 Low Density Residential to General Commercial be approved.