

STAFF REPORT
October 27, 2011

No. 11CA013 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial **ITEM 4**

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	Stoney Creek Auto Spa, Inc.
REQUEST	No. 11CA013 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial
EXISTING LEGAL DESCRIPTION	A portion of Lot 4 of Block 3 of Stoney Creek South Subdivision Located in the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at a point on the southerly boundary of Lot 4, Block 3 of Stoney Creek South Subdivision, common to the northeasterly corner of Lot 3, Block 3 of Stoney Creek South Subdivision; Thence, first course: N19°11'19"E, a distance of 116.69 feet, to a point on the northerly boundary of said Lot 4, common to a point on the southerly boundary of Lot 5, Block 3 of Stoney Creek South Subdivision; Thence, second course: S70°48'41"E, along the northerly boundary of said Lot 4, common to the southerly boundary of said Lot 5, a distance of 180.16 feet, common to a corner on the northerly boundary of said Lot 4, common to the southeasterly corner of said Lot5; Thence, third course: N25°51'53"E, along the northerly boundary of said Lot 4, common to the easterly boundary of said Lot 5, a distance of 193.96 feet, to the northeasterly corner of said Lot 5, common to a corner on the northerly boundary of said Lot 4, common to a point on the southerly edge of Catron Boulevard right-of-way; Thence, fourth course: S63°36'24"E, along the northerly boundary of said Lot 4, common to the southerly edge of said Catron Boulevard right-of-way, a distance of 183.28 feet; Thence fifth course: S26°23'36"W, a distance of 338.51 feet, to a point on the southerly edge of said Lot 4; Thence, sixth course: N62°34'47"W, along the southerly boundary of said Lot 4, a distance of 345.65 feet, to the point of beginning.
PARCEL ACREAGE	Approximately 1.915 acres
LOCATION	Southeast of the intersection of Catron Boulevard and Bendt Drive

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EXISTING ZONING	General Commercial District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development) - Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	General Agriculture District
West:	Office Commercial District (Planned Residential Development) - General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/15/2011
REVIEWED BY	Kip Harrington / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial be approved.

GENERAL COMMENTS:

The property contains approximately 1.915 acres and is located southeast of the intersection of Catron Boulevard and Bendt Drive. Land located to the north is zoned General Commercial District with a Planned Development and Low Density Residential District with a Planned Development. Land located to the east is zoned General Agriculture District. Land located to the south is zoned Low Density Residential District with a Planned Development. Land located to the west is zoned Office Commercial District with a Planned Development and General Commercial District with a Planned Development. The property is zoned Low Density Residential-1 District and is currently vacant.

The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for Residential land use. Three applications to rezone the property from General Agriculture District to General Commercial District (#11RZ022), Low Density Residential-1 District to General Commercial District (#11RZ023), and Office Commercial District to General Commercial District (#11RZ024) have been submitted in conjunction with this Amendment to the Comprehensive Plan.

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.

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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 a Principal Arterial street where commercial land uses are most viable. The proposed change from Residential land use to 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.*

Three applications to rezone the property from General Agriculture District to General Commercial District (#11RZ022), Low Density Residential-1 District to General Commercial District (#11RZ023), and Office Commercial District to General Commercial District (#11RZ024) have been submitted in conjunction with this Comprehensive Plan Amendment. The Future Land Use Committee has not identified any changing conditions.

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 Commercial land uses. Land located to the north is zoned General Commercial District with a Planned Development and Low Density Residential District with a Planned Development. Land located to the east is zoned General Agriculture District. Land located to the south is zoned Low Density Residential District with a Planned Development. Land located to the west is zoned Office Commercial District with a Planned Development and General Commercial District with a Planned Development. The proposed amendment to change the land use from Residential Commercial appears to be compatible with the commercial uses on the adjacent properties to the west.

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 via Nugget Gulch Road, a Collector on the Major Street Plan, and by Bendt Drive, a Subcollector street. The property is separated from the property to the north, zoned Low Density Residential, by Catron Boulevard and from the property to the east, zoned Medium Density Residential,

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by Nugget Gulch Road, providing a buffer between the differing land uses. As the property is adjacent to existing commercial land uses and is located adjacent to a Principal Arterial street, 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 existing 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 Community Planning and Development Services staff. Staff has received no inquiries regarding the proposed amendment.

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Residential to Commercial be approved.