

STAFF REPORT

June 29, 2000

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**#00CA006 - Comprehensive Plan Amendment**

**ITEM 36**

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GENERAL INFORMATION:

PETITIONER	Centerline for Jan Gray
REQUEST	<b>#00CA006 - Comprehensive Plan Amendment</b>
LEGAL DESCRIPTION	Beginning at the northwest corner of Section 26, T1N, R7E, BHM, Thence N89°59'51"E, 2324.15 feet to Point 2, the True Point of Beginning, Thence S00°07'49"W, 1277.08 feet to Point 3, Thence on a left curve with R=2939.79 feet, ARC of 52.23 feet to Point 4, Thence S89°55'56"W, 642.31 feet to Point 5, Thence N26°41'05"E, 1483.66 feet to Point 2, the True Point of Beginning, This parcel containing 10.08 acres more or less
PARCEL ACREAGE	Approximately 10.08 Acres
LOCATION	On the east side of U.S. Highway 16B, north of the Waterslide Park
EXISTING ZONING	No Use (City)
SURROUNDING ZONING	
North:	No Use (City)
South:	Low Density Residential (County)
East:	Low Density Residential (County)
West:	Low Density Residential (County)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment to the South Robbinsdale Future Land Use Plan to change the future land use designation on a 10.08 acre parcel from a Planned Residential Development with a maximum of one dwelling unit per acre to General Commercial with a Planned Development Designation be denied.

GENERAL COMMENTS: The subject property is located approximately 1,950 feet east of the intersection of U. S. Highway 16 and Catron Boulevard on the north side of Catron Boulevard. The applicant is seeking to change the future land use designation from a Planned Residential Development with a maximum of one dwelling unit per acre to General Commercial with a Planned Development Designation. The property is currently zoned No Use. A rezoning request to change the zoning from No Use to General Commercial has also been submitted.

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In addition, the applicant has submitted an application requesting approval of a Planned Development Designation on the subject property.

STAFF REVIEW: The South Robbinsdale Future Land Use Plan is a framework within which development and rezoning proposals can be measured and evaluated. The Plan is intended to guide the orderly growth of the community. The Future Land Use Committee anticipates that 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.

As noted in the rezoning staff report for this property, staff does not believe that the request is appropriate. Tucker Subdivision is located directly west and south of the subject property and Meadow View Subdivision is located directly east of the subject property. Both properties are located within Pennington County, outside of the incorporated City limits of Rapid City, and are zoned Low Density Residential District. The property to the north was annexed into the City in 1998 and is currently in the No Use Zoning District.

In 1987, the South Truck By-Pass Plan was adopted identifying the appropriate land use for the property as Park Forest. In 1994, the South Robbinsdale Corridor Study was adopted identifying the appropriate land use for the property as residential. Most recently the Future Land Use Plan for the South Robbinsdale area was adopted on September 20, 1999. The South Robbinsdale Future Land Use Plan identifies the appropriate land use for the property as Planned Residential Development with a maximum of one dwelling unit per acre. There have not been any significant changes that warrant an amendment to the Plan to allow general commercial activities on the property. In addition, the surrounding zoning does not support that the adopted Comprehensive Plan be amended.

The Future Land Use Committee discussed the proposed plan amendment and the potential future use of the property for general commercial purposes. The Committee expressed concern with the negative impact the general commercial activity may have on the residential properties located adjacent to the property. The Committee also expressed concern with the amount of traffic that the general commercial use may generate and the limited access the property has to Catron Boulevard. In addition, the Committee indicated that the topography may impair the potential for constructing a frontage road to carry the commercial traffic. The South Robbinsdale Future Land Use Plan identifies nodes of commercial zoning districts to be located along collector and arterial road intersections: U. S. Highway 16 and Catron Boulevard, S. D. Highway 79 and Catron Boulevard and 5<sup>th</sup> Street and Catron Boulevard. As previously indicated, the subject property is located approximately 1,950 feet east of the U. S. Highway 16 and Catron Boulevard intersection, well outside of the designated commercial areas.

Based on the surrounding zoning, limited access to Catron Boulevard and the concerns expressed by the Future Land Use Committee, staff can not support the proposed Comprehensive Plan Amendment.

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Staff notes that comprehensive plan amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Laws require that plan amendments be advertised in a local newspaper. The legal ad for this comprehensive plan amendment was published on June 19, 2000. Planning staff will inform the Planning Commission at their meeting on June 29, 2000 of any response to the notification.