

STAFF REPORT

July 27, 2000

CPA #00CA007 - Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on a 10.08 acre parcel from a Planned Residential Development with a maximum density of one dwelling unit per acre to Medium Density Residential with Planned Residential Development

ITEM 12

GENERAL INFORMATION:

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| PETITIONER | Centerline for Jan Gray |
| REQUEST | CPA #00CA007 - Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on a 10.08 acre parcel from a Planned Residential Development with a maximum density of one dwelling unit per acre to Medium Density Residential with Planned Residential Development |
| 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 contains 10.08 acres more or less. |
| PARCEL ACREAGE | Approximately 10.08 Acres |
| LOCATION | On the east side of U.S. Highway 16, north of the Waterslide Park |
| EXISTING ZONING | No Use (City) |
| SURROUNDING ZONING | |
| North: | No Use (City) |
| South: | Low Density Residential (County) |
| East: | (County) |
| West: | No Use (City) |
| PUBLIC UTILITIES | City sewer and water |
| REPORT BY | Vicki L. Fisher |

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RECOMMENDATION: Staff recommends that the Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan be continued to the August 10, 2000 Planning Commission meeting to allow the applicant additional time to submit a revised legal description.

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 Medium Density Residential with a Planned Development Designation. The property is currently zoned No Use. A rezoning request to change the zoning from No Use to Medium Density Residential has also been submitted. In addition, the applicant has submitted an application requesting approval of a Planned Development Designation on the subject property.

STAFF REVIEW: On July 10, 2000, the City Council denied a Comprehensive Plan Amendment request to amend the South Robbinsdale Neighborhood Area Future Land Use Plan from Planned Residential Development with a maximum of one dwelling unit per acre to General Commercial with a Planned Development Designation on the subject property. In addition, a Planned Development Designation request and a request to rezone from No Use to General Commercial were also denied.

The applicant currently owns an approximate eight acre parcel located adjacent to U. S. Highway 16 and a 20 acre parcel located adjacent to Catron Boulevard. The properties are contiguous forming an "L" shape that extends east and south of U. S. Highway 16 to Catron Boulevard. The 20 acre parcel includes the 10.8 acres identified in this request. On July 14, 2000, the applicant submitted a request to rezone the eight acre parcel from No Use to General Commercial with a Planned Development Designation. The two proposed rezoning requests would leave an approximate ten acre balance located between the properties with a "No Use" zoning designation. The applicant has indicated that it is his intent to revise the legal description of this request to include the remaining balance.

Staff recommends that the Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan from a Planned Residential Development with a maximum density of one dwelling unit per acre to Medium Density Residential with a Planned Residential Development be continued to the August 10, 2000 Planning Commission meeting to allow the applicant additional time to submit a revised legal description.