

STAFF REPORT

August 10, 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 18.9890 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

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GENERAL INFORMATION:

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 18.9890 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, B.H.M., thence N89 59'52.8"E, 1818.07 feet to point No. 100, the true point of beginning, thence N89 59'44.6"E, 506.08 feet to point No. 6, thence S0 07'49"W, 1277.08 feet to point No. 7, thence on a left curve with R=2939.79', arc of 52.23' to point No. 5, thence S89 55'56"W, 642.31 feet to point No. 12, thence N0 01'41.6"E, 662.79 feet to point No. 11, thence N13 33'40.9"E, 681.81' to point No. 100, the true point of beginning, this parcel containing 18.9890 acres, more or less
PARCEL ACREAGE	Approximately 18.9890 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

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REPORT BY

Vicki L. Fisher

RECOMMENDATION: Staff recommends that the 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 18.9890 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 be denied without prejudice.

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: 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 based on the limited information available for review and the potential negative impact the density allowed in the Medium Density Residential District may generate. 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 Low Density Residential zoning district requires a minimum lot size of three acres. 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

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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. As indicated, the applicant is requesting that the subject property be rezoned to Medium Density Residential District. The anticipated gross density in the Medium Residential District identifies 15 dwelling units per acre. A maximum of 18 dwelling units could be located on the subject property as identified by the adopted Future Land Use Plan verses 283 anticipated dwelling units allowed in the Medium Density Residential District. This is a substantial increase in density. There have not been any significant changes that warrant an amendment to the Plan to allow medium density residential uses 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 medium density residential development. The Committee expressed concern with the feasibility of the request due to topography and grade issues relative to the property as well as soil stability issues and drainage concerns. The Committee also expressed concern with the amount of traffic that the proposed residential use may generate and the limited access available to the property. In addition, concern was expressed regarding traffic signalization at the access point and limited site visibility along Catron Boulevard. The Committee has recommended that the plan not be amended to allow medium density residential densities of development based on the very limited information provided to date; however, the Committee has indicated their willingness to review additional information that may be submitted justifying the proposed densities of development.

Staff is recommending that the request be denied without prejudice to allow the applicant to submit more detailed information justifying the proposed Land Use Plan amendment and the proposed densities of development.

As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the August 10, 2000 meeting if these requirements have not been met.