

STAFF REPORT

September 21, 2000

CPA #00CA008 - 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 a Planned Residential Development with a maximum density of two dwelling units per acre

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GENERAL INFORMATION:

PETITIONER	Centerline for Jan Gray
REQUEST	CPA #00CA008 - 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 a Planned Residential Development with a maximum density of two dwelling units per acre
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 District (City)
SURROUNDING ZONING	
North:	No Use District (City)
South:	Low Density Residential District (County)
East:	District (County)
West:	No Use District (City)

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PUBLIC UTILITIES City sewer and water

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 a Planned Residential Development with a maximum density of two dwelling units per acre be approved.

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 a Planned Residential Development with a maximum of two dwelling units per acre. The property is currently zoned No Use District. A rezoning request to change the zoning from No Use District to Low Density Residential II District 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.

The 1980 Rapid City Comprehensive Land Use Plan identifies the appropriate land use for the property as residential. 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 to reflect development densities similar to development in Enchanted Hills No. 4 and Edinborough/South Hill Subdivisions. The completion of the Southwest Connector (Catron Boulevard) in 1999 and the extension of municipal services to

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the area may warrant an amendment to the Plan to allow a higher density of residential development on the subject property.

The Future Land Use Committee discussed the proposed plan amendment and the potential future use of the property for the proposed residential use. The Committee compared gross densities on numerous developments within the area that have similar topographic features as the subject property. The Committee found that the following subdivisions allow for an approximate density of 2 dwelling units per acre: Fox Run Subdivision (2.11 du/acre), Autumn Hills Subdivision (2.03 du/acre), Southtown Heights (2.35 du/acre) and Terracita Heights (1.99 du/acre). Based on the similar topographic features on these developments and the subject property, the Future Land Use Committee indicated that allowing two dwelling units per acre would be appropriate. The Low Density Residential District II allows for a density of two dwelling units per acre and, as such, the Committee indicated that Low Density Residential District II would be an appropriate zoning designation for the subject property. The Future Land Use Committee has also indicated that the Planned Residential Development process will serve as a tool to mitigate possible adverse impacts of any future development on the site.

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 September 9, 2000. Planning staff will inform the Planning Commission at their meeting on September 21, 2000 of any response to the notification.