

STAFF REPORT

October 5, 2000

CPA #00CA009 - Comprehensive Plan Amendment to change the future land use designation on a 4.3165 acre parcel from Medium Density Residential Land Use to Office Commercial Land Use

ITEM 21

GENERAL INFORMATION:

PETITIONER	Centerline for 3 T's Land Development
REQUEST	CPA #00CA009 - Comprehensive Plan Amendment to change the future land use designation on a 4.3165 acre parcel from Medium Density Residential Land Use to Office Commercial Land Use
LEGAL DESCRIPTION	Commencing from the northeast corner of Block 27 in Robbinsdale Addition No. 10 consisting of a 5/8" rebar with a plastic cap marked "Renner & Sperlich 2652", thence S35°49'23"E 334.39 feet along a non-tangent line to a point of curvature consisting of a 5/8" rebar with plastic cap marked "Hanson RLS 6251", thence S27°03'46"E 421.82 feet (chord bearing and distance) through a right hand curve with radius of 1345.32 feet and length of 423.56 feet to a 5/8" rebar with plastic cap marked "Hanson RLS 6251", thence S89°42'39"W 290 feet to an unmonumented corner, thence N32°50'53"W 582.65 feet to an unmonumented corner, thence N53°59'27"E 270 feet to the point of beginning. Said parcel containing 4.3165 acres, more or less
PARCEL ACREAGE	Approximately 4.3165 Acres
LOCATION	South of the intersection of Annamaria and 5th Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Office Commercial District (PDD)
East:	Office Commercial District
West:	Low Density Residential District - General Agriculture District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment to change the future land use designation on a 4.3165 acre parcel from Medium Density Residential

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Land Use to Office Commercial Land Use be approved contingent on application being made to change the land use designation for the remainder of Block 27 from Medium Density Residential Land Use to Low Density Residential Land Use.

GENERAL COMMENTS: The proposed amendment is located on the west side of 5th Street and south of the Westhills Village #2 Assisted Living Center. The property is characterized as a grassy hill side. The proposed amendment would reclassify an approximate 300 foot by 760 foot piece of property from Medium Density Residential land use to Office Commercial land use. The property directly to the south is classified as Office Commercial and the property to the east is classified as Office Commercial, Medium Density Residential, and Low Density Residential land uses.

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 Future Land Use Committee has reviewed the request and has recommended approval of the request to change the land use designation from Medium Density Residential to Office Commercial. The 5th Street corridor has developed with a number of office/medical uses. The proposed amendment would be an extension of the current Office Commercial land use located to the south. Based on the changing characteristics of the area, Staff is recommending approval of the Comprehensive Plan Amendment. However, the Future Land Use Committee has recommended that the remaining portion of Block 27 be designated to Low Density Residential from the current designation of Medium Density Residential. The Future Land Use Committee expressed concerns with the location of multi-family units located on top of the hill due to unstable soil conditions in the area. They have also expressed concerns with the aesthetics of the Medium Density Residential property on top of the hill, need for additional buffer between the commercial and residential uses. They have indicated that a zoning classification of Low Density Residential and a zoning designation of Low Density Residential II would be appropriate allowing the proposed townhouse development as identified in the proposed master plan.

Staff is recommending that an associated request be submitted to change the land use designation from Medium Density Residential to Low Density Residential on the balance of Block 27 before the City Council takes final action on the Comprehensive Plan Amendment.