

STAFF REPORT

May 24, 2001

**No. 01CA009 – Comprehensive Plan Amendment to the South
Robbinsdale Neighborhood Area Future Land Use Plan**

ITEM 40

GENERAL INFORMATION:

PETITIONER

Centerline for Lazy P-6 Properties, LLC

REQUEST

No. 01CA009 - Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan, to change the future land use designation as follows: LDR: N 1/2 NW 1/4 NW 1/4, Section 19, T1N, R8E; MDR: S 1/2 NW 1/4 NW 1/4, Section 19, T1N, R8E; OC: N 1/2 SW 1/4 NW 1/4, Section 19, T1N, R8E; GC: S 1/2 SW 1/4 NW 1/4 less Hwy 16 B ROW, Section 19, T1N, R8E, BHM, all located in Rapid City, Pennington County, South Dakota and to change the future land use designation as follows: GC: The North 900 ft NW 1/4 SW 1/4 less Hwy 16 B ROW, Section 19, T1N, R8E; LI: The South 420 ft NW 1/4 SW 1/4 and SW 1/4 SW 1/4, Section 19, T1N, R8E; OC: The North 900 ft NE 1/4 SE 1/4 less Hwy 16 B ROW and the north 900 ft NW 1/4 SE 1/4 less Hwy 16 B ROW all in Section 24, T1N, R7E; GC: The south 420 ft NE 1/4 SE 1/4; the SE 1/4 SE 1/4; the south 420 ft NW 1/4 SE 1/4; the SW 1/4 SE 1/4 all in Section 24, T1N, R7E; MHP: NE 1/4 SW 1/4 less Hwy 16 B ROW; SE 1/4 SW 1/4 all in Section 24, T1N, R7E, BHM all located in Pennington County, South Dakota

LEGAL DESCRIPTION

N 1/2 NW 1/4 NW 1/4, Section 19, T1N, R8E; S 1/2 NW 1/4 NW 1/4, Section 19, T1N, R8E; N 1/2 SW 1/4 NW 1/4, Section 19, T1N, R8E; S 1/2 SW 1/4 NW 1/4 less Hwy 16 B ROW, Section 19, T1N, R8E, BHM, all located in Rapid City, Pennington County, South Dakota; and, The North 900 ft NW 1/4 SW 1/4 less Hwy 16 B ROW, Section 19, T1N, R8E; The South 420 ft NW 1/4 SW 1/4 and SW 1/4 SW 1/4, Section 19, T1N, R8E; The North 900 ft NE 1/4 SE 1/4 less Hwy 16 B ROW and the north 900 ft NW 1/4 SE 1/4 less Hwy 16 B ROW all in Section 24, T1N, R7E; The south 420 ft NE 1/4 SE 1/4; the SE 1/4 SE 1/4; the south 420 ft NW 1/4 SE 1/4; the SW 1/4 SE 1/4 all in Section 24, T1N, R7E; MHP: NE 1/4 SW 1/4 less Hwy 16 B ROW; SE 1/4 SW 1/4 all in Section 24, T1N, R7E, BHM all located in Pennington County, South Dakota

PARCEL ACREAGE

Approximately 382.68 acres

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LOCATION	North and west of the Rapid City Landfill
EXISTING ZONING	General Agriculture District (City) General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (City)
South:	General Agriculture District (County)
East:	General Agriculture District /Public District (City)
West:	General Agriculture District (County)/ General Agriculture District (City)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on that portion of the above legally described property located south of Catron Boulevard be denied without prejudice and that the Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on that portion of the above legally described property located north of Catron Boulevard be approved as follows: LDR: N 1/2 NW 1/4 NW 1/4, Section 19, T1N, R8E; MDR: S 1/2 NW 1/4 NW 1/4, Section 19, T1N, R8E; OC: N 1/2 SW 1/4 NW 1/4, Section 19, T1N, R8E; GC: S 1/2 SW 1/4 NW 1/4 less Hwy 16 B ROW, Section 19, T1N, R8E, BHM, all located in Rapid City, Pennington County, South Dakota with the following stipulations:

Engineering Division Recommendations:

1. Prior to Planning Commission approval, revised legal descriptions shall be submitted for review and approval identifying the actual boundaries of the proposed Comprehensive Plan Amendment(s);

Urban Planning Division Recommendations:

2. Prior to City Council approval, the proposed amendment to Medium Density Residential District shall be revised to include a Planned Residential Development;
3. Prior to City Council approval, the proposed amendment to Office Commercial District and to General Commercial District shall be revised to include a Planned Commercial Development ;
4. Prior to City Council approval, the proposed Comprehensive Plan Amendment shall be revised identifying the location of the drainage channel as the division between the proposed Medium Density Residential District and the proposed Office Commercial District;
5. Prior to City Council approval, additional information shall be submitted for review and approval identifying the location of the future collector road;
6. Prior to City Council approval, the proposed Comprehensive Plan Amendment shall be

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revised identifying the location of the proposed future collector road as the division between the proposed Office Commercial District and the proposed General Commercial District; and,

7. Prior to City Council approval, the proposed Comprehensive Plan Amendment shall be revised reducing the area of the proposed General Commercial District by eliminating everything east of the existing General Commercial as shown on the adopted Future Land Use Plan.

GENERAL COMMENTS: The property is located north and west of the Rapid City landfill along Catron Boulevard. That portion of the property located north of Catron Boulevard is within the City limits of Rapid City and that portion of the property located south of Catron Boulevard is in Pennington County, outside of the City limits. Currently, a single wide mobile home is located on that portion of the property located south of Catron Boulevard.

STAFF REVIEW: The South Robbinsdale Neighborhood Area 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 has anticipated 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 subject property is currently zoned General Agriculture District by both the City of Rapid City and Pennington County. The properties located to the north and the west are located in the City limits of Rapid City and are currently zoned General Agriculture District. The properties to the east are also located in the City limits and are currently zoned Public District and General Agriculture District. The properties located to the south are located outside of the City limits and are currently zoned General Agriculture District by the County.

Staff has reviewed the proposed Comprehensive Plan amendment and has the following comments:

Future Land Use Committee: The applicant met twice with the Future Land Use Committee in April to discuss the proposed Comprehensive Plan Amendment. The Committee indicated that they were in support of amending the Comprehensive Plan to change approximately 5.16 acres from Medium Density Residential District to Low Density Residential District, to change approximately 7.5 acres from Low Density Residential District and from a Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Medium Density Residential District with a Planned Residential Development, to change approximately 10 acres from Medium Density Residential District and from a Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Office Commercial with a Planned Commercial Development, and to change approximately 17 acres from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development on that portion of the subject property located north of Catron Boulevard.

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The Committee expressed significant concerns with the proposed amendments to the Comprehensive Plan on that portion of the subject property located south of Catron Boulevard. The Committee requested that the applicant bring back additional information regarding the size and specific location of various drainage improvements to facilitate additional review and discussion of the applicant's proposal. Please note that the applicant's proposed Comprehensive Plan Amendment is significantly different from the plan previously reviewed and approved by the Future Land Use Committee.

Comprehensive Plan Amendment From to Low Density Residential District:

The applicant is proposing to amend the Comprehensive Plan from Low Density Residential District and Medium Density Residential District to Low Density Residential District on approximately 20 acres of the subject property located north of Catron Boulevard. As identified, a portion of the proposed amendment is currently identified as Low Density Residential District. Staff is recommending that the legal description be revised to amend only that portion identified as Medium Density Residential. The Neighborhood Area Future Land Use Plan identifies the properties located north of the subject property between Parkview Drive and Elm Avenue as Low Density Residential District. Based on the proposed road layout and the extension of the existing area designated for Low Density Residential land uses, both the Future Land Use Committee and the staff recommend approval of the amendment from Medium Density Residential to Low Density Residential for approximately 5.16 acres.

Comprehensive Plan Amendment to Medium Density Residential District:

The applicant is proposing to amend the Comprehensive Plan from Low Density Residential District, Medium Residential District and a Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Medium Density Residential District on approximately 20 acres of the subject property located north of Catron Boulevard. Staff is recommending that the legal description be corrected to reflect only that portion actually being proposed for revision.

The Neighborhood Area Future Land Use Plan identifies the properties directly south of this area as Office Commercial with a Planned Commercial Development. The Medium Density Residential District will serve as a transitional area between the commercial use and the single family residential use located north of this area. As previously indicated, the Future Land Use Committee indicated that they supported the proposed amendment in conjunction with a Planned Residential Development. The Planned Residential Development will serve as a tool to mitigate possible adverse impacts of any future development on the site. Staff is recommending that the legal description be revised and identified as being amended from Low Density Residential to Medium Density Residential with a Planned Residential Development for approximately 2.0 acres, and being amended from Planned Residential Development with 6.7 dwelling units per acre to Medium Density Residential with a Planned Residential Development for approximately 5.5 acres.

Comprehensive Plan Amendment to Office Commercial District:

The applicant is proposing to amend the Comprehensive Plan from a Planned Residential

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Development with a maximum density of 6.7 dwelling units per acre, Medium Density Residential District and Office Commercial District with a Planned Commercial Development to Office Commercial District on approximately 20 acres of land located north of Catron Boulevard. As previously indicated, the Future Land Use Committee stated that they supported the proposed amendment in conjunction with a Planned Commercial Development. The property is located directly adjacent to the future extension of Parkview Drive and north of the general commercial use identified on the Future Land Use Plan. In addition, the Office Commercial area will serve as a transitional area between the general commercial use to the south and the residential use to the north. The Future Land Use Committee has also indicated that the Planned Commercial Development will serve as a tool to mitigate possible adverse impacts of any future development on the site. Since a portion of the property is currently identified as Office Commercial District with a Planned Development Designation, staff is recommending that the legal description be revised to amend only that portion of the property identified as a Planned Residential Development and Medium Density Residential District. In addition, staff is recommending that the legal description be revised to include only that portion of the property located north of the proposed collector road extending east to west through the property as identified on the Major Street Plan and south of the drainage channel located within this area of the property. The road will serve as a dividing point between the office commercial and the proposed general commercial uses located along Catron Boulevard and the drainage channel will serve as a dividing point between the office commercial and the proposed medium density residential uses located to the north. In addition, a Planned Development Designation must be approved in conjunction with the proposed amendment. Staff is also recommending that additional information be submitted for review and approval identifying the location of the future collector road.

Comprehensive Plan Amendment to General Commercial District:

The applicant is proposing to amend the Comprehensive Plan from Office Commercial District with a Planned Commercial Development and General Commercial District with a Planned Commercial Development to General Commercial District on approximately 20 acres located north of Catron Boulevard. As previously indicated, the Future Land Use Committee indicated that they supported extending the General Commercial District with a Planned Commercial Development to the proposed rearage road; however, they did not support extending the General Commercial District with a Planned Commercial Development further east. The Future Land Use Committee has also indicated that the Planned Commercial Development will serve as a tool to mitigate possible adverse impacts of any future development on the site. Since a portion of the property is currently identified as General Commercial District with a Planned Commercial Development, staff is recommending that the legal description be revised to amend only that portion of the property identified as a Planned Residential Development and Medium Density Residential District. In addition, staff is recommending that the legal description be revised to include only that portion of the property located south of the rearage road directly north of the current area designated as appropriate for General Commercial with a Planned Commercial Development.

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Comprehensive Plan Amendment on that portion of the property located south of Catron Boulevard:

The Future Land Use Committee has indicated that they are not currently in support of the proposed Comprehensive Plan Amendment for that portion of the property located south of Catron Boulevard. The applicant has been requested by the Committee to submit additional information regarding the location of drainage improvements. To date, a revised proposal has not been reviewed with the Future Land Use Committee. As such, staff is recommending that the Comprehensive Plan Amendment for that portion of the property located south of Catron Boulevard be denied without prejudice to continue working with the Future Land Use Committee.