

STAFF REPORT

July 26, 2001

No. 01CA015 - Amendment to the South Robbinsdale Neighborhood Area Comprehensive Plan ITEM 15

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Orthopedic Building Partnership
REQUEST	No. 01CA015 - Amendment to the South Robbinsdale Neighborhood Area Comprehensive Plan to change the future land use designation from Planned Residential Development with 1 dwelling unit per acre to General Commercial with a Planned Commercial Development, Planned Residential Development with 4 dwelling units per acre and Office Commercial with a Planned Commercial Development
LEGAL DESCRIPTION	Lot 1 of Old Rodeo Subdivision located in N1/2 of the SW1/4 of Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; Tract 1 located in SW1/4 NW1/4, NW1/4 SW1/4, SE1/4 NW1/4 and NE1/4 SW1/4 of Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; and the unplatted balance of S1/2 of SE1/4 of NW1/4 and unplatted balance of NE1/4 of SW1/4 of Section 26, T1N, R7E, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 83.63 Acres
LOCATION	At the southeast corner of the intersection of U.S. Highway 16 and Catron Boulevard
EXISTING ZONING	General Commercial District (PCD) - No Use District - Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	General Commercial District (PCD) - No Use District - Low Density Residential District (PRD)
South:	(County)
East:	(County)
West:	(County)
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: **Staff recommends that the Comprehensive Plan Amendment be denied without prejudice.**

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GENERAL COMMENTS: The three landowners that are affected by the Comprehensive Plan Amendment have not agreed to the revisions at this time. The Orthopedic Building Partnership has revised their plans for their property to comply with the existing land use plan. Since the north/south collector street is not being changed and agreement of all property owners has not been reached, Staff is recommending that the Comprehensive Plan Amendment be denied without prejudice.

The property being reviewed for the Comprehensive Plan Amendment consists of the Rushmore Waterslide Park (RichNobRon, Inc.), the Black Hills Orthopedic property (Orthopedic Building Partnership), and a 43 acre unplatted parcel (Butler, Foye and Shultz). The proposed amendment has two aspects to the request. The first is the relocation of the north/south collector road as identified on the South Robbinsdale Neighborhood Area Comprehensive Plan and the Rapid City Major Street Plan. The proposal is to move the north/south street approximately 375 feet to the east. By moving the collector street to the east, it would no longer provide direct access to the Rushmore Waterslide Park property or the Black Hills Orthopedic property. The plan does identify connections to these properties via a local road network. The second component of the proposal is to change the land use designation for three different areas. The land use designation changes all occur on the 43 acre unplatted parcel. The first change is for a 5 ± acre parcel located in the northeast east portion of the property. The change is from Planned Residential Development with a maximum density of 1 dwelling unit per acres to a Planned Residential Development with a maximum density of 4 dwelling unit per acres. The second change is for a 2.63 acre parcel located directly to the east of the Rushmore Waterslide Park property. The proposed change is from Planned Residential Development with a maximum density of 1 dwelling unit per acres to General Commercial with a Planned Commercial Development. The third change to the plan is for the western third of the property or a 10.3 acre parcel. The proposed change is from Planned Residential Development with a maximum density of 1 dwelling unit per acre to Office Commercial with a Planned Commercial Development.

The Future Land Use Committee has reviewed the proposed changes and has supported the proposal if all land owners agree to the proposed changes. To this date, Staff has not had confirmation from all the landowners regarding these changes.