

STAFF REPORT

August 9, 2001

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**No. 01CA021 - Amendment to the Future Land Use Designation in the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan** **ITEM 30**

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GENERAL INFORMATION:

PETITIONER

Centerline, Inc. for Lazy P-6 Properties, LLC

REQUEST

**No. 01CA021 - Amendment to the Future Land Use Designation in the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan: From Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Mobile Home Park located in a portion of the E1/2 of the SW1/4 of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From Planned Residential Development with a maximum density of 6.7 dwelling units per acre and Medium Density Residential with a Planned Residential Development to General Commercial located in a portion of the SE1/4 of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From Planned Residential Development with a maximum density of 6.7 dwelling units per acre, General Commercial with a Planned Commercial Development and Medium Density Residential with a Planned Residential Development to Office Commercial located in the North 900 feet of the SE1/4 of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From General Commercial with a Planned Commercial Development, Park Site with alternative use of Mobile Home Residential and Office Commercial with a Planned Commercial Development to General Commercial located in the North 900 feet of the W1/2 of the SW1/4 of Section 19, T1N, R8E, B.H.M., Pennington County, South Dakota; From Office Commercial with a Planned Commercial Development and Park Site with alternative use of Mobile Home Residential to Light Industrial located in the South 420 feet of the NW1/4 of the SW1/4 and the SW1/4 SW1/4 of Section 19, T1N, R8E, B.H.M., Pennington County, South Dakota; From General Commercial with a Planned Commercial Development and Office Commercial with a Planned Commercial Development to General Commercial located in a portion of the SW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; From Office Commercial with**

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**a Planned Commercial Development, Medium Density Residential, and Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Office Commercial located in a portion of the N1/2 of the SW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; From Low Density Residential and Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Medium Density Residential located in a portion of the W1/2 of the S1/2 of the NW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; and, From Medium Density Residential to Low Density Residential located in the E1/2 of the N1/2 of the NW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota.**

LEGAL DESCRIPTION

Amendment to the Future Land Use Designation in the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan: From Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Mobile Home Park located in a portion of the E1/2 of the SW1/4 of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From Planned Residential Development with a maximum density of 6.7 dwelling units per acre and Medium Density Residential with a Planned Residential Development to General Commercial located in a portion of the SE1/4 of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From Planned Residential Development with a maximum density of 6.7 dwelling units per acre, General Commercial with a Planned Commercial Development and Medium Density Residential with a Planned Residential Development to Office Commercial located in the North 900 feet of the SE1/4 of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From General Commercial with a Planned Commercial Development, Park Site with alternative use of Mobile Home Residential and Office Commercial with a Planned Commercial Development to General Commercial located in the North 900 feet of the W1/2 of the SW1/4 of Section 19, T1N, R8E, B.H.M., Pennington County,

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South Dakota; From Office Commercial with a Planned Commercial Development and Park Site with alternative use of Mobile Home Residential to Light Industrial located in the South 420 feet of the NW1/4 of the SW1/4 and the SW1/4 SW1/4 of Section 19, T1N, R8E, B.H.M., Pennington County, South Dakota; From General Commercial with a Planned Commercial Development and Office Commercial with a Planned Commercial Development to General Commercial located in a portion of the SW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; From Office Commercial with a Planned Commercial Development, Medium Density Residential, and Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Office Commercial located in a portion of the N1/2 of the SW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; From Low Density Residential and Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Medium Density Residential located in a portion of the W1/2 of the S1/2 of the NW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; and, From Medium Density Residential to Low Density Residential located in the E1/2 of the N1/2 of the NW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota.

PARCEL ACREAGE	Approximately 382.68 acres
LOCATION	North and west of the Rapid City Landfill
EXISTING ZONING	General Agriculture District (City)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District / Public District (City)
East:	General Agriculture (City) / General Agriculture (County)
West:	General Agriculture District (City) / General Agriculture District (County)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

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RECOMMENDATION: Staff recommends that the Amendment to the Future Land Use Designation in the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan, be continued to the August **23**, 2001 Planning Commission meeting.

GENERAL COMMENTS: **This item was continued at the July 26, 2001 Planning Commission meeting to allow the Future Land Use Committee to further review the proposed Comprehensive Plan Amendment. This Staff Report has been revised as of July 28, 2001. All revised or added text is shown in bold print.** The applicant is seeking to change the future land use designation from Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Mobile Home Park, from Planned Residential Development with a maximum density of 6.7 dwelling units per acre and Medium Density Residential with a Planned Residential Development to General Commercial; from Planned Residential Development with a maximum density of 6.7 dwelling units per acre, General Commercial with a Planned Commercial Development and Medium Density Residential with a Planned Residential Development to Office Commercial; from General Commercial with a Planned Commercial Development, Park Site with alternative use of Mobile Home Residential and Office Commercial with a Planned Commercial Development to General Commercial; from Office Commercial with a Planned Commercial Development and Park Site with alternative use of Mobile Home Residential to Light Industrial; from General Commercial with a Planned Commercial Development and Office Commercial with a Planned Commercial Development to General Commercial; from Office Commercial with a Planned Commercial Development, Medium Density Residential, and Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Office Commercial; from Low Density Residential and Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Medium Density Residential; and, from Medium Density Residential to Low Density Residential.

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 singlewide mobile home is located on that portion of the property located south of Catron Boulevard.

STAFF REVIEW: On May 3, 2001, the applicant submitted the same Comprehensive Plan Amendment as currently proposed. On June 4, 2001, the Comprehensive Plan Amendment was denied without prejudice by the City Council. **On July 27, 2001, the Future Land Use Committee toured the property. The Committee has indicated that they will be meeting again to further discuss the request. In addition, the Future Land Use Committee is currently reviewing a Comprehensive Plan Amendment on approximately 42.5 acres located west of the subject property. The close proximity of the two properties and the potential impact the use(s) may have on the road networking within the area, require the consideration of both proposals in**

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**conjunction with each other. To date, the Future Land Use Committee is also continuing to review the Comprehensive Plan Amendment on the adjacent property.** Staff is recommending that this item be continued to the August 23, 2001, Planning Commission meeting to allow the Future Land Use Committee to continue their review of the proposed Comprehensive Plan Amendment.