

STAFF REPORT

August 23, 2001

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**No. 01CA028 - Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan, to change the future land use designation on a 1.71 acre parcel from Medium Density Residential to Office Commercial with a Planned Commercial Development** **ITEM 40**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 01CA028 - Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan, to change the future land use designation on a 1.71 acre parcel from Medium Density Residential to Office Commercial with a Planned Commercial Development</b>
LEGAL DESCRIPTION	Tract A of The Meadows Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota and a tract of land located in the W1/2 of the SE1/4 Section 18, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota consisting of a portion of Tract B of The Meadows Subdivision as recorded in Plat Book 28 Page 173. More particularly described as follows: Beginning at the Northeast corner of said Tract B of The Meadows Subdivision a found rebar and cap stamped LS 4225, this being the true point of beginning. Thence S00°00'41"E 140.21 feet along the east boundary of said Tract B, Thence S89°50'18"W 189.16 feet to a point on the easterly right of way of Derby Lane, Thence N39°48'27"W 8.42 feet along said right of way of Derby Lane to a point of curve with a radius of 149.00 feet, Thence along said right of way of Derby Lane on said curve to the right an arc length of 103.44 feet to the point of tangency, Thence N00°12'34"W 39.02 feet along said Derby Lane right of way, Thence S89°59'52"E 229.04 feet along the westerly line of said Tract B to the point of beginning, said tract containing 1.71 acres more or less
PARCEL ACREAGE	Approximately 1.71 acres
LOCATION	At the intersection of Derby Lane and Minnesota Street
EXISTING ZONING	Medium Density Residential District/Office Commercial District w/PCD
SURROUNDING ZONING North:	Medium Density Residential District

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South: Office Commercial District w/PCD  
East: Low Density Residential District  
West: Medium Density Residential District

PUBLIC UTILITIES City Water and Sewer

REPORT BY Blaise Emerson

RECOMMENDATION: Staff recommends that the Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan, to change the future land use designation on a 1.71 acre parcel from Medium Density Residential to Office Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: The applicant is proposing to amend the South Robbinsdale Neighborhood Area Future Land Use Plan for the location and expansion of the funeral home located at the southeast quadrant of Minnesota Street and Derby Lane. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the property as appropriate for Medium Density Residential land uses. The funeral home is proposing an expansion to the facility and the Comprehensive Plan Amendment is required to allow the expansion.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

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 existing funeral home is currently zoned Office Commercial with a Planned Commercial Development. The property was zoned Office Commercial with a Planned Commercial Development in 1998. With the proposed expansion, the applicant is requesting amendments to allow the Office Commercial with Planned Commercial Development.

Staff has noted that the land uses and zoning in this portion of the community have remained relatively constant. A recent request to change the property to the northeast to Office Commercial with a Planned Commercial Development was approved.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that Comprehensive Plan Amendments be advertised in a local newspaper which has been completed.

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