

STAFF REPORT

August 23, 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 47**

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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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**RECOMMENDATION:** The Future Land Use Committee recommends that the Amendment to the Future Land Use Designation in the South Robbinsdale Neighborhood Area Future Land Use Plan **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 be approved with the stipulation that a revised legal description be submitted prior to City Council approval; and that the balance of the proposed Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan be continued to the September 20, 2001 Planning Commission meeting to allow the applicant to revise the request(s) as identified by the Future Land Use Committee.**

**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 August 15, 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. On August 10, 2001, the Future Land Use Committee**

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met again to further discuss the proposal. On August 14, 2001, staff met with the applicant and his consultant to discuss the recommendations of the Future Land Committee.

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:

**North of Catron Boulevard:**

**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 describe only that area identified as Medium Density Residential that is being amended. 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, the Future Land Use Committee has recommended approval of the amendment from Medium Density Residential to Low Density Residential for approximately five 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

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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. The Future Land Use Committee has indicated that they support 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 to describe the area being amended from Low Density Residential to Medium Density Residential with a Planned Residential Development (approximately two acres) and the area being amended from Planned Residential Development with 6.7 dwelling units per acre to Medium Density Residential with a Planned Residential Development (approximately 5.5 acres).

**Comprehensive Plan Amendment to Office Commercial District:**

The applicant is proposing to amend the Comprehensive Plan from a Planned Residential 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. The Future Land Use Committee has indicated that they support 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 describe 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 rearage road. The road will serve as a dividing point between the office commercial and the proposed general commercial uses located along Catron Boulevard. The Future Land Use Committee has recommended that the designation include a Planned Commercial Development.

**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

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District on approximately 20 acres located north of Catron Boulevard. The Future Land Use Committee has indicated that they support extending the General Commercial District with a Planned Commercial Development to the proposed rearage road. 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 describe only that portion of the property identified as a Planned Residential Development and Medium Density Residential District as being amended to General Commercial with a Planned Commercial Development. 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.

**South of Catron Boulevard:**

**Comprehensive Plan Amendment to General Commercial District:**

The applicant is proposing to amend the Comprehensive Plan 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 on approximately 25.6 acres located south of Catron Boulevard and directly east of the future right-of-way location for Fifth Street. The Future Land Use Committee has indicated that they support allowing a node of general commercial use with a Planned Commercial Development designation at the intersection of Catron Boulevard and Fifth Street. The Future Land Use Committee is recommending that the node of general commercial be 50 feet (east to west) by 850 feet (north to south) resulting in approximately 14.6 acres of General Commercial District with a Planned Commercial Development within this node. 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 identify only that portion of the property being amended from Park Site with alternative use of Mobile Home Residential and Office Commercial with a Planned Commercial Development. The legal description must also be amended to exclude the area reserved for drainage. In addition the request must be amended to include a Planned Commercial Development.

**Comprehensive Plan Amendment to Light Industrial District:**

The applicant is proposing to amend the Comprehensive Plan from Office Commercial with a Planned Commercial Development and Park Site with alternative use of Mobile Home Residential to Light Industrial on approximately 96 acres located south of Catron Boulevard. The Future Land Use Committee has indicated that they

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support the proposed amendment in conjunction with a Planned Light Industrial Development. The property is located directly west of the landfill. The Light Industrial area will serve as a transitional area between the landfill and the proposed residential use to the west. The Future Land Use Committee has also indicated that the Planned Light Industrial Development will serve as a tool to mitigate possible adverse impacts of any future development on the site.

**Comprehensive Plan Amendment to Office Commercial District:**

The applicant is proposing to amend the Comprehensive Plan 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 on approximately 54.54 acres located south of Catron Boulevard. The Future Land Use Committee supports allowing four nodes of general commercial use at the intersection of Catron Boulevard and Fifth Street in conjunction with a Planned Commercial Development. The Committee has identified an approximate 15 acre area as General Commercial with a Planned Commercial Development within this node. In addition, the Future Land Use Committee has indicated that the area lying adjacent to Catron Boulevard is more appropriate as Medium Density Residential with a Planned Commercial Development. The Committee has indicated that the overall commercial requests on that portion of the property located south of Catron Boulevard is far in excess of that appropriate for the area and the community as a whole. The committee noted that the Baken Park Shopping Center incorporates approximately 13 acres. The Committee has supported the provision of more than that area on each of the quadrants. The Committee expressed concern with the potential impact the commercial use may have on existing and proposed residential development within the area. As such, staff is recommending that the applicant revise the request from Office Commercial to General Commercial with a Planned Commercial Development and Medium Density Residential with a Planned Residential Development as outlined above. The Planned Commercial Development and the Planned Residential Development will serve as tools to mitigate possible adverse impacts of any future development on the site.

**Comprehensive Plan Amendment to General Commercial District:**

The applicant is proposing to amend the Comprehensive Plan 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 on approximately 86.96 acres located south of Catron Boulevard and directly west of the location of the future right-of-way for Fifth Street. This portion of the subject property is located approximately 900 feet south of Catron Boulevard with no frontage onto Catron Boulevard. As previously indicated, the Future Land Use Committee has indicated that the overall commercial requests on that portion of the property located south of Catron Boulevard is far in excess of the community's needs. The Committee expressed concern with the potential impact the commercial



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use may have on existing and proposed development within the area and the internal road networking within the development and future surrounding development. The Future Land Use Committee has indicated that approximately 50 acres located directly adjacent to Fifth Street right-of-way could be appropriate as Mobile Home Park allowing Type II Mobile Homes. (A Type II Mobile Home allows a single or multi-section manufactured home with wood, masonite or wood-appearing siding and a pitched asphalt or wood shingled roof. The manufactured home must be placed on a foundation and skirted.) During discussions with the applicant and his representative, the applicant expressed a desire for the location of a mobile home park on the site. The Committee felt that this area was the appropriate location. The Future Land Use Committee has also indicated that the balance of the request, or approximately 37 acres, is more appropriate as Low Density Residential District with a Planned Residential Development, which is equivalent to 6.7 dwelling units per acre. The Committee has indicated that the Mobile Home Park will serve as a transitional area between the light industrial use east of this area and future single family residential development west of the property. As such, staff is recommending that the applicant revise the request from General Commercial to Mobile Home Park –Type II Mobile Homes as outlined above.

**Comprehensive Plan Amendment to Mobile Home Park:**

The applicant is proposing to amend the Comprehensive Plan from Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Mobile Home Park on approximately 80 acres located south of Catron Boulevard. As previously indicated, the Future Land Use Committee has indicated that the 50 acres located directly east of this area of the subject property, may be more appropriate as a Mobile Home Park allowing Type II mobile homes. The Committee has indicated that it may be more appropriate to locate the mobile home park directly adjacent to Fifth Street to serve as a transitional area between the light industrial use to the east and the future single family residential development to the west. In addition, the differential in terrain within this area of the property may reduce the visual impact the mobile home park potentially could have on Catron Boulevard, an identified gateway to Mount Rushmore and the Black Hills. The Future Land Use Committee has indicated that Medium Density Residential with a Planned Residential Development is more appropriate on the 24 acres located adjacent to Catron Boulevard. The balance of the request, 56 acres, has been identified by the Committee as appropriate for Low Density Residential District with a Planned Residential District, which is equivalent to 6.7 dwelling units per acre. As such, staff is recommending that the applicant revise the request from Mobile Home Park to Medium Density Residential District with a Planned Residential Development as outlined above. The Planned Residential Development will serve as a tool to mitigate possible adverse impacts of any future development on the site.

It should be noted that while the Committee and the applicant concur in the basic land use designations for the area north of Catron Boulevard, the applicant objects to

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the inclusion of the Planned Residential and Planned Commercial designations on any of his property. The applicant's agent has indicated that they believe the basic zoning regulations provide adequate protections without review through the Planned Development procedures. Further, the applicant has expressed his objections to the relocation and reduction in the general commercial areas south of Catron Boulevard and the relocation of the mobile home park area.

**Summary:** The Future Land Use Committee has indicated that the Amendment to the Future Land Use Designation in the South Robbinsdale Neighborhood Area Future Land Use Plan from Medium Density Residential to Low Density Residential located north of Catron Boulevard be approved with the stipulation that a revised legal description be submitted prior to City Council approval; and that the balance of the proposed Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan be continued to the September 20, 2001 Planning Commission meeting to allow the applicant to revise the request(s) as identified by the Future Land Use Committee.