

STAFF REPORT

January 10, 2002

No. 01CA039 - Comprehensive Plan Amendment - South Robbinsdale Neighborhood Area Future Land Use Plan **ITEM 43**

GENERAL INFORMATION:

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| PETITIONER | City of Rapid City |
| REQUEST | No. 01CA039 - Comprehensive Plan Amendment - South Robbinsdale Neighborhood Area Future Land Use Plan |
| 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 Medium Density Residential with a Planned Residential Development and a Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Medium Density Residential with a Planned Residential Development located in the SE1/4 of the SW1/4, NE1/4 of the SW1/4 less Highway 16B Right-of-way, the North 900 feet of the NW1/4 of the SE1/4 less Highway 16B Right-of-way and the West 110 feet of the North 900 feet of the NE1/4 of the SE1/4 less Highway 16B Right-of-way 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 to Low Density Residential with a Planned Residential Development located in the West 810 feet of the South 420 feet of the NE1/4 of the SE1/4, the West 810 feet of the SE1/4 of the SE1/4, the South 420 feet of the NW1/4 of the SE1/4 and the SE1/4 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 and Medium Density Residential with a Planned Residential Development to Office Commercial with a Planned Commercial Development located in the East 510 feet of the South 420 feet of the NE1/4 of the SE1/4 and the East 510 feet of the SE1/4 of the SE1/4, Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From General Commercial with a Planned Commercial Development and Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development located in East 1,210 feet of the North 900 feet of the NE1/4 of the SE/14 less the East 450 feet of the North 484 feet of the NE1/4 of the SE1/4 and less Highway 16B Right-of-way of Section 24, T1N, R7E, |

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B.H.M., Pennington County, South Dakota; From General Commercial with a Planned Commercial Development and Medium Density Residential with a Planned Residential Development to Public Drainage located in the East 450 feet of the North 484 feet of the NE1/4 of the SE1/4 Less Highway 16B Right-of-way 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 with a Planned Commercial Development located in the North 900 feet of Government Lot 3 of the NW1/4 of the SW1/4 less the North 450 feet of the East 484 feet of Government Lot 3 of the NW1.4 of the SW1/4 and less Highway 16B Right-of-way 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 Public Drainage located in the North 450 feet of the East 484 feet of Government Lot 3 of the NW1/4 of the SW1/4 less Highway 16 B Right-of-way 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 with a Planned Light Industrial Development located in the South 420 feet of Government Lot 3 of the NW1/4 of the SW1/4 and Government Lot 4 of the SW1/4 of the 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 with a Planned Commercial Development located in the S1/2 of Government Lot 2 of the SW1/4 of the NW1/4 less Highway 16 B Right-of-way 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 with a Planned Commercial Development located in the N1/2 of Government Lot 2 of the SW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City,

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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 with a Planned Residential Development located in the S1/2 of Government Lot 1 of the NW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; and, From Low Density Residential and Medium Density Residential to Low Density Residential located in the N1/2 of Government Lot 1 of the NW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota

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| PARCEL ACREAGE | Approximately 382.68 acres |
| LOCATION | North and south of Catron Boulevard adjacent to the future 5th Street intersection |
| 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 |
| DATE OF APPLICATION | 12/17/2001 |
| REPORT BY | Vicki Fisher |

RECOMMENDATION:

Staff recommends that the Comprehensive Plan Amendment - South Robbinsdale Neighborhood Area Future Land Use Plan as authorized in this report be approved.

GENERAL COMMENTS: On December 17, 2001, the City Council continued action on Comprehensive Plan Amendment #01CA033 to the January 21, 2001 City Council meeting. This request was submitted by the applicant and subsequently recommended for denial by the Rapid City Planning Commission on November 12, 2001. The City Council directed staff to advertise a Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan as identified in this report.

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STAFF REVIEW: In reviewing Comprehensive Plan Amendment #01CA033 as proposed by the applicant, the Future Land Use Committee concurred with the basic land use designations for the area north of Catron Boulevard with the inclusion of Planned Residential and Planned Commercial designations. The Future Land Use Committee did not concur with a large portion of the proposed Comprehensive Plan Amendment for the area south of Catron Boulevard. The Future Land Use Committee indicated that the overall commercial requests on this portion of the property were far in excess of the community's needs.

The existing South Robbinsdale Neighborhood Area Future Land Use Plan identifies 35.5 acres of the subject property as appropriate for Office Commercial with a Planned Commercial Development use and 10.75 acres as appropriate for General Commercial with a Planned Commercial Development use. The applicant had previously proposed to amend the Comprehensive Plan identifying 25 acres as appropriate for Neighborhood Commercial use, 50 acres as appropriate for Office Commercial use and 93 acres as appropriate for General Commercial use. The Future Land Use Committee recommended 40 acres as appropriate for Office Commercial with a Planned Commercial Development use and 65 acres as appropriate for General Commercial with a Planned Commercial Development use. This Comprehensive Plan Amendment also identifies 40 acres as appropriate for Office Commercial with a Planned Commercial Development use and 65 acres as appropriate for General Commercial with a Planned Commercial Development use. The proposed commercial use is an increase in the commercial use currently identified on the existing Future Land Use Plan and significantly less than previously proposed by the applicant. The Future Land Use Committee recommended that a limited increase in the size of the commercial nodes located at the intersection of Catron Boulevard and Fifth Street should be allowed since the two streets are identified as principal arterial roadways on the Major Street Plan. The Future Land Use Committee also indicated that the Planned Commercial Development(s) will serve as a tool to mitigate possible adverse impacts of any future development on the site.

The City Council concurred with the balance of the Future Land Use Committee's recommendation for Comprehensive Plan Amendment #01CA033 with the exception of the proposed amendment to allow 40 acres located in the southwest corner of the property as Mobile Home Park-Type II. As such, the City Council directed staff to advertise a Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan reflective of the Future Land Use Committee's recommendation with the exception of changing the future land use designation on the 40 acres to Medium Density Residential with a Planned Residential Development in lieu of Mobile Home Park – Type II. (See attached map.)

Based upon City Council's direction, staff is recommending that the Comprehensive Plan Amendment be approved.