

STAFF REPORT

March 21, 2002

No. 02CA007 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 53 acre parcel from Public Drainage, General Commercial with a Planned Commercial Development and Office Commercial with a Planned Commercial Development to General Commercial

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GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 02CA007 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 53 acre parcel from Public Drainage, General Commercial with a Planned Commercial Development and Office Commercial with a Planned Commercial Development to General Commercial
EXISTING LEGAL DESCRIPTION	The east 900 feet of the NE1/4 SE1/4 less Highway 16B Right of Way and the east 900 feet of SE1/4 SE1/4 all in Section 24, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 53 acres
LOCATION	South of Catron Boulevard and west of the proposed 5th Street extension
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (City)
South:	General Agriculture District (County)
East:	General Commercial District/Light Industrial District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	1/22/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by

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revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 53 acre parcel from Public Drainage, General Commercial with a Planned Commercial Development and Office Commercial with a Planned Commercial Development to General Commercial be denied without prejudice to allow a revised amendment to be submitted.

GENERAL COMMENTS: This property is located south of Catron Boulevard and west of the proposed 5th Street extension. The subject property is zoned General Agriculture District by Pennington County. The land to the east is zoned General Commercial District and Light Industrial District by Pennington County. The land north is zoned General Agriculture District in the City. The land south and west is zoned General Agriculture District by Pennington County. The Comprehensive Plan for Rapid City shows the subject property as appropriate for Public Drainage land uses, General Commercial land uses with a Planned Commercial Development and Office Commercial land uses with a Planned Commercial Development designation.

The South Robbinsdale Neighborhood Future Land Use Plan was originally adopted by the City Council on August 18, 1999. The applicant has made several requests for changes to this plan since that adoption of the Plan. Since the most recent request had extensive changes to the Plan, the Planning Commission held a Special Planning Commission meeting in the neighborhood on December 12, 2001 to accept comments on the requests. Subsequently, the Planning Commission and City Council denied the applicant's requests. The Future Land Use Committee's proposed revisions to the Adopted Plan were approved by the City Council on January 21, 2002. On January 22, 2002, the applicant again submitted extensive changes to the Revised South Robbinsdale Neighborhood Land Use Plan. Since that time, several meetings have been held with the applicant, staff and the Future Land Use Committee. The Future Land Use Committee and the applicant have agreed on a plan for the area. A copy of that plan is linked to this document.

STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals are measured and evaluated. The plan is intended to guide the orderly growth of the community.

The applicant has requested the removal of the Planned Development Designation and the designation of a total of 53 acres of land as General Commercial land use.

The Future Land Use Committee met with the applicant on March 15, 2002, to review the applicant's current request. The Future Land Use Committee and the applicant agreed that a Planned Development Designation should be required on a 550 foot corridor along Catron Boulevard and the designation of a total of 40 acres of land as General Commercial. They

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also agreed on the removal of the Planned Commercial Development designation on the remaining Office Commercial area, the designation of the area east of 5th Street extended as appropriate for Light Industrial uses and the designation of an area as appropriate for Medium Density Residential land uses. The recommendation from the Future Land Use Committee was to recommend denial without prejudice so a revised Amendment to the Comprehensive Plan could be submitted to implement the agreed upon changes.

Staff notes that comprehensive plan amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper. The notification requirement has been met.