

STAFF REPORT

May 9, 2002

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**No. 02CA021 - 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 10.65 acre parcel from Office Commercial with a Planned Commercial Development to Office Commercial**

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**ITEM 35**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 02CA021 - 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 10.65 acre parcel from Office Commercial with a Planned Commercial Development to Office Commercial</b>
EXISTING LEGAL DESCRIPTION	The east 500 feet of the south 1040 feet of the SE1/4 SE1/4 and west of proposed 5th Street extension, Section 24, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.65 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 (County)
South:	General Agriculture District (County)
East:	Light Industrial District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	04/10/2002
REPORT BY	Karen Bulman

RECOMMENDATION: The Future Land Use Committee recommends that the 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 10.65 acre parcel from Office Commercial with a Planned Commercial Development to Office Commercial be approved.

GENERAL COMMENTS: This property is located south of Catron Boulevard and west of the

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proposed 5<sup>th</sup> Street extension. The subject property is zoned General Agriculture District by Pennington County. The adjacent land located to the north, south and west is zoned General Agriculture District by Pennington County. The adjacent land located to the east is zoned Light Industrial District by Pennington County. The adopted Comprehensive Plan for Rapid City identifies the subject property as appropriate for development as 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. 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. The applicant again submitted extensive changes to the South Robbinsdale Neighborhood Land Use Plan. Several meetings occurred with the applicant, staff and the Future Land Use Committee. The applicant and Future Land Use Committee agreed on a plan for the area. Therefore, the request for changes to the Comprehensive Plan were approved in part and denied in part at the April 1, 2002 City Council Meeting in accordance with the plan as agreed upon by the applicant and Future Land Use Committee. Approval of this item moves towards the adoption of the remaining revisions to the Comprehensive Plan.

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. Planned Development Designations are created to:

1. Provide optional methods of land development to encourage imaginative urban design;
2. Allow a mix of land uses which are compatible and well integrated, but which would otherwise be discouraged by conventional zoning regulations;
3. Provide an adequate review procedure which will promote the proper development of those areas which may be environmentally sensitive because of facts such as steep slopes and unusual topography;
4. Promote compatibility with adjacent land use and available public facilities in terms of such factors as intensity of use, density and traffic circulation.

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 either side of Catron Boulevard. The Future Land Use Committee has identified this property as

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appropriate for Office Commercial land uses without the Planned Development Designation as it is located more than 550 feet from Catron Boulevard. This application follows the agreed upon changes to the Future Land Use Plan.

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.