

STAFF REPORT

May 9, 2002

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**No. 02CA023 - 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 45.86 acre parcel from Public Drainage and General Commercial with a Planned Commercial Development, Low Density Residential with a Planned Residential Development, and Office Commercial with a Planned Commercial Development to General Commercial with a Planned Development Designation and a Drainage area within 550 feet of Catron Boulevard and General Commercial on the balance of the property**

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**ITEM 37**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 02CA023 - 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 45.86 acre parcel from Public Drainage and General Commercial with a Planned Commercial Development, Low Density Residential with a Planned Residential Development, and Office Commercial with a Planned Commercial Development to General Commercial with a Planned Development Designation and a Drainage area within 550 feet of Catron Boulevard and General Commercial on the balance of the property</b>
EXISTING LEGAL DESCRIPTION	NE1/4 SE1/4 less Hwy 16B ROW and the north 280 feet of the SE1/4 SE1/4 of Section 24, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 45.86 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 Agriculture District (County)/Light Industrial District (County)
West:	General Agriculture District (County)

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**ITEM 37**

PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	04/10/2002
REPORT BY	Karen Bulman

RECOMMENDATION: The Future Land Use Committee recommends approval of the following amendments to the Comprehensive Plan revising the South Robbinsdale Neighborhood Area Future Land Use Plan:

A) Revise the land use from Low Density Residential with a Planned Residential Development and Office Commercial with a Planned Commercial Development to General Commercial on the north 280 feet of the SE1/4 of the SE1/4 of Section 24, T1N, R7E, BHM, Pennington County, South Dakota;

B) Revise the land use from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development for the west 150 feet of the NE1/4 of the SE1/4 of Section 24, T1N, R7E, BHM, Pennington County, South Dakota lying within 550 feet of the Catron Boulevard right-of-way;

C) Revise the land use from Public Drainage and General Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development and a Drainage overlay on the east 440 feet less the easternmost 30 feet of the north 487 feet of the NE1/4 of the NE1/4 of the SE1/4 of Section 24, T1N, R7E, BHM, Pennington County, South Dakota less that portion of H-1 lying in the NE1/4 of the NE1/4 of the SE1/4 of Section 24, T1N, R7E, BHM, Pennington County, South Dakota with the following stipulation:

- 1) That when development occurs on the property, the drainage area may be relocated or revised in accordance with any adopted drainage basin master plan and the Drainage Criteria Manual.

D) Revise the land use from Low Density Residential with a Planned Residential Development, Office Commercial with a Planned Residential Development, Medium Density Residential with a Planned Residential Development and General Commercial with a Planned Commercial Development to General Commercial for that portion of the balance of the NE 1/4 of the SE 1/4 of Section 24, T1N, R7E, BHM, Pennington County, South Dakota lying more than 550 feet south of the Catron Boulevard right-of way.

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GENERAL COMMENTS: This property is located south of Catron Boulevard and west of the proposed 5<sup>th</sup> Street extension. The subject property is zoned General Agriculture District by Pennington County. The adjacent land located to the east is zoned General Commercial and Light Industrial District by Pennington County. The adjacent land located to the north is zoned General Agriculture District in the City. The adjacent land located to the south and west is zoned General Agriculture District by Pennington County. The adopted Comprehensive Plan for Rapid City identifies the subject property as appropriate for development as Public Drainage and General Commercial land uses with a Planned Commercial Development, Low Density Residential land uses with a Planned Residential 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. 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. 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

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- 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 has recommended the approval of this Comprehensive Plan amendment in concurrence with the applicant.

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.