

STAFF REPORT

May 23, 2002

No. 02CA032 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Future Land Use Plan to change the future land use designation for a 14.726 acre parcel from Planned Residential Development with one dwelling unit per acre to Office Commercial with a Planned Commercial Development

ITEM 37

GENERAL INFORMATION:

PETITIONER

Dream Design International, Inc.

REQUEST

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EXISTING
LEGAL DESCRIPTION

Describing a previously unplatted portion of the SE ¼ of the SW ¼ and the NE ¼ of the SW ¼ of Section 23, Township 1 North, Range 7 East, Black Hills Meridian, City of Rapid City, County of Pennington, South Dakota more particularly described as follows: Beginning at a 1" I.D. Pipe that is identical with the Southeast corner of the Aladdin Heights Subdivision as shown on the plat filed in Book 12 of plats Page 158 and the point of beginning; thence North 0°00'32" East a distance of 712.38 feet along the East line of the said Aladdin Heights Subdivision; thence South 89°59'28" East a distance of 175.00 feet to a point; thence South 0°00'32" West a distance of 475.00 feet to a point; thence South 25°58'18" East a distance of 789.13 feet to a point; thence South 14°47'21" West a distance of 545.48 feet to a point identical with an angle point on the existing commercial zoning line; thence North 47°07'21" West a distance of 473.75 feet along the existing commercial zoning line to an angle point in the existing commercial zoning line; thence North 51°24'29" West a distance of 408.10 feet along the existing commercial zoning line to a point; thence North 07°20'48" East a distance of 426.12 feet to a point on the South line of said Aladdin Heights Subdivision; thence South 89°59'15" East a distance of 230.28 feet to the point of beginning. Containing 14.726 acres or 641,481.852 square feet.

PARCEL ACREAGE

Approximately 14.726 acres

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LOCATION	East of Highway 16 and 1/4 mile north of Catron Blvd
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Commercial District/General Agriculture District
South:	General Commercial District/General Agriculture District
East:	General Agriculture District
West:	General Commercial District/General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	4/26/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Future Land Use Plan to change the future land use designation for a 14.726 acre parcel from Planned Residential Development with one dwelling unit per acre to Office Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS:

The applicant is seeking to change the future land use designation from Planned Residential Development with one dwelling unit per acre to Office Commercial with a Planned Commercial Development on the above legally described property. The applicant has also submitted a Rezoning request to change the zoning from General Agriculture District to Office Commercial District with a Planned Development Designation on the subject property. (See companion items #02RZ030 and 02PD019.)

The property is located approximately 350 feet east of U.S. Highway 16 and 1,320 feet north of Catron Boulevard and is currently void of any structural development. The property is a part of a proposed 86 acre development to be known as "Tower Ridge". The applicant has also submitted several additional Comprehensive Plan Amendments, Rezoning requests and Planned Development Designation requests on the balance of the proposed 86 acre development.

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

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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 Office Commercial designation will allow low intensity commercial activities with minimal impacts on residential neighborhoods and limited traffic impacts on the adjacent street network. Office commercial development at this location will provide a buffer between the proposed and existing general commercial development located directly west of the subject property and the proposed and existing residential development located east of the property. The Planned Development Designation will provide an opportunity to mitigate possible impacts on the residential neighborhood(s).

The Future Land Use Committee reviewed the plan amendment and the proposed future use of the property with the applicant. The Committee concurred that the proposed use of the property may be compatible with proposed and existing adjacent developments contingent upon approval of an accompanying Planned Commercial Development. Traffic, lighting, noise and visual impact concerns must be addressed and mitigated as a part of the review for the Planned Commercial Development.

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. Staff will notify the Planning Commission at the May 23, 2002 Planning Commission meeting if this requirement has not been met.