

STAFF REPORT

July 3, 2002

No. 02CA037 - 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 53.0 acre parcel from Medium Density Residential to Mobile Home Park

ITEM 26

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 02CA037 - 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 53.0 acre parcel from Medium Density Residential to Mobile Home Park
EXISTING LEGAL DESCRIPTION	The south 234 feet of the NE1/4 SW1/4 and the SE1/4 SW1/4 located in Section 24, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 46.8 acres
LOCATION	South of Catron Boulevard and approximately 3/4 mile west of proposed 5th Street extension
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Highway Service District (County)
South:	General Agriculture District (County)
East:	General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	06/03/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff 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 46.8 acre parcel from Medium Density Residential to Mobile Home Park be denied.

GENERAL COMMENTS: This property is located south of Catron Boulevard and west of the proposed Fifth Street extension. The subject property is zoned Suburban Residential District by Pennington County. The adjacent land located to the north is zoned Highway

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Service District by Pennington County. The adjacent land located to the south, east 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 Medium Density Residential land use.

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. On October 12, 2001, the applicant requested a Comprehensive Plan Amendment to change the future land use from Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Mobile Home Park on the subject property. The Planning Commission held a Special Planning Commission meeting in the neighborhood on December 12, 2001 to accept comments on the request(s). Subsequently, the Planning Commission and City Council denied the applicant's request(s). 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. On May 20, 2002, the City Council approved 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 the subject property from Medium Density Residential with a Planned Residential Development to Medium Density Residential in accordance with the plan as agreed upon by the applicant and the Future Land Use Committee. The applicant has now requested an amendment to the Comprehensive Plan to change the Medium Density Residential designation to Mobile Home Park designation.

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 Future Land Use Committee met with the applicant on March 15, 2002 to review the applicant's request to remove the Planned Development Designation. 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 recommended that the Medium Density Residential land use is appropriate for this area. The Planned Development designation was removed as it was located beyond the 550 foot corridor as agreed upon by the Future Land Use Committee and the property owner. The property owner's current request is to amend the Comprehensive Plan to change the Medium Density Residential designation to Mobile Home Park designation. Staff is unaware of any significant changes in the area since the May 20, 2002 City Council meeting. For this reason, staff recommends denial of the applicant's request to change the land use designation from Medium Density Residential to Mobile Home Park land use designation.

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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. Staff has also sent notification by First Class mail to those citizens who testified at previous Planning Commission and City Council meetings.