

STAFF REPORT

August 8, 2002

No. 02CA040 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.1468 acre parcel from General Commercial to Office Commercial with a Planned Commercial Development

ITEM 18

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02CA040 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.1468 acre parcel from General Commercial to Office Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Point of Beginning: the Southeast corner of the Aladdin Heights Subdivision; thence South 89°58'26" West a distance 12.49 feet along the South line of the Aladdin Heights Subdivision; thence North 50°22'03" West a distance of 94.20 feet; thence North 46°14'08" East a distance of 117.77 feet; thence South 00°00'32" West a distance of 141.54 feet along the East line of the Aladdin Heights Subdivision; returning to the Point of Beginning
PARCEL ACREAGE	Approximately 0.1468 acres
LOCATION	East of Highway 16 and 1/4 mile north of Catron Boulevard
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Office Commercial District w/Planned Development Designation
East:	Office Commercial District w/Planned Development Designation
West:	General Commercial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	07/17/2002
REPORT BY	Vicki L. Fisher

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RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 0.1468 acre parcel from General Commercial to Office Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS:

The applicant is seeking to change the future land use designation from General Commercial 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 Commercial District to Office Commercial District with a Planned Development Designation on the subject property. (See companion items #02RZ038 and 02PD035.)

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". On June 3, 2002, the City Council approved several Rezoning requests, Planned Development Designation requests and Comprehensive Plan Amendments for the 86 acre development. On July 15 2002, the City Council approved a Preliminary Plat for Phase One of the development. However, the lot lines as shown on the plat document do not coordinate with the previously approved Rezoning, Planned Development and Comprehensive Plan Amendment boundaries. As such, the applicant has submitted several Comprehensive Plan Amendments, Rezoning requests and Planned Development Designation requests for Phase One in order to align the above referenced boundaries with the proposed lot line(s) as shown on the plat document.

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 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). In addition, rezoning the property to

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Office Commercial District will reduce the intensity and/or density of allowable commercial uses that are otherwise permitted in the General Commercial District.

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 August 8, 2002 Planning Commission meeting if this requirement has not been met.