

STAFF REPORT

August 8, 2002

No. 02CA041 - Amendment to the Comprehensive Plan to change the future land use designation on a .3409 acre parcel from Office Commercial with Planned Commercial Development to General Commercial

ITEM 19

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02CA041 - Amendment to the Comprehensive Plan to change the future land use designation on a .3409 acre parcel from Office Commercial with Planned Commercial Development to General Commercial
EXISTING LEGAL DESCRIPTION	Commencing at the Southeast corner of the Aladdin Heights subdivision; thence North 00°00'32" East a distance of 141.54 feet along the East line of the Aladdin Heights Subdivision to the Point of Beginning; continuing at the Point of Beginning; thence North 00°00'32" East a distance of 196.48 feet along the East line of the Aladdin Heights Subdivision; thence South 71°06'54" East a distance of 159.73 feet; thence South 46°14'08" West a distance of 209.31 feet; returning to the Point of Beginning
PARCEL ACREAGE	Approximately .3409
LOCATION	East of U.S. Highway 16 and 1/4 mile north of Catron Boulevard
EXISTING ZONING	Office Commercial District w/Planned Development Designation
SURROUNDING ZONING	
North:	Office Commercial District w/Planned Development Designation
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

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REPORT BY

Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a .3409 acre parcel from Office Commercial with Planned Commercial Development to General Commercial be approved.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment request to change the future land use designation on the above legally described property from Office Commercial with a Planned Commercial Development to General Commercial. The applicant has also submitted a rezoning request to change the zoning from Office Commercial District to General Commercial District on the subject property. In addition, the applicant has requested revocation for that portion of a previously approved Planned Development Designation that includes the subject property. (See companion items #02RZ037 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". 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 subject property is part of proposed Lot 3 of the Tower Ridge Development. The eastern one-third of the property is currently zoned Office Commercial District with a Planned Development Designation. The balance of the lot is zoned General Commercial District. The applicant is proposing to rezone the property and revoke a portion of the existing Planned Development Designation as identified in order to bring conformity to the zoning and future development of the proposed lot. Amending the Comprehensive Plan as proposed and revocation of that portion of the Planned Development Designation that includes the subject property will bring conformity to the lot's zoning and the future identified land use(s) for the property.

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The extension of municipal services to the area and the completion of Catron Boulevard, a significant east-west arterial connection located approximately 1/4 mile south of the subject property, support the extension of general commercial development on the balance of proposed Lot 3. With the completion of Catron Boulevard, it is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future. The South Robbinsdale Neighborhood Future Land Use Plan identifies the appropriate land use for the properties located directly north and west of the subject property as General Commercial. The location of this request is a continuation of the general commercial use(s) located adjacent to the subject property.

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.