

STAFF REPORT

April 24, 2003

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**No. 03CA008 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the land use designation on a 15 acre parcel from Light Industrial to General Commercial**

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**ITEM 37**

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Land Company, Inc.
REQUEST	<b>No. 03CA008 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the land use designation on a 15 acre parcel from Light Industrial to General Commercial</b>
EXISTING LEGAL DESCRIPTION	The west 494 feet of Government Lot 4 in the SW1/4 of Section 19, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15 acres
LOCATION	South of the SE quadrant of proposed 5th Street and Catron Boulevard intersection
EXISTING ZONING	Light Industrial District (County)
SURROUNDING ZONING	
North:	Light Industrial District (County)
South:	General Agriculture District (County)
East:	Light Industrial District (County)
West:	General Commercial District (County)
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	03/28/2003
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 land use designation on a 15 acre parcel from Light Industrial to General Commercial be continued to the May 8, 2003 Planning Commission meeting to allow the Future Land Use Committee to review the request.

GENERAL COMMENTS: This property is located south of Catron Boulevard, west of SD Highway 79 and east of US Highway 16. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the subject property as appropriate for Light Industrial land

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use(s). The properties to the north and east have been identified in the South Robbinsdale Neighborhood Area Future Land Use Plan as appropriate for Light Industrial land use(s). The property to the west is identified in the Land Use Plan as appropriate for Light Industrial, General Commercial and Office Commercial land use(s). The property to the south is identified in the Comprehensive Plan as appropriate for Agriculture land use(s). This amendment would change the South Robbinsdale Neighborhood Area Future Land Use Plan from Light Industrial land use to General Commercial land use.

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. 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 property is zoned Light Industrial by Pennington County. The properties to the north and east are zoned Light Industrial by Pennington County. The property to the south is zoned General Agriculture by Pennington County. The property to the west is zoned General Commercial by Pennington County.

In the future, the extension of Fifth Street will be located adjacent and west of this property. General Commercial and Office Commercial land use(s) are located adjacent and west of the proposed extension of Fifth Street.

The Future Land Use Committee has not had an opportunity to review the applicant's request. For this reason, staff is recommending that the public hearing be continued to the May 8, 2003 Planning Commission meeting.

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. As a courtesy, interested property owners in the South Hill Subdivision neighborhood have been notified.