

STAFF REPORT

May 8, 2003

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

ITEM 37

GENERAL INFORMATION:

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| PETITIONER | Centerline, Inc. for Lazy P-6 Land Company, Inc. |
| REQUEST | 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 |
| 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: **The Future Land Use Committee** 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 **approved for the north 270 feet only of the 15 acre parcel and allow the applicant to resubmit an application to change the South Robbinsdale Neighborhood Area Future Land Use Plan from Light Industrial to Office Commercial on the balance of the parcel.**

GENERAL COMMENTS: **This item was continued at the April 24, 2003 Planning**

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Commission meeting to allow the Future Land Use Committee to review the request. New or revised text is shown in bold print. 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 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 met with the applicant on May 1, 2003 to review the applicant's request. The recommendation of the Future Land Use Committee is to approve the northern 270 feet and allow the applicant to resubmit an application to change the South Robbinsdale Neighborhood Area Future Land Use Plan from Light Industrial to Office Commercial on the balance of the parcel. The applicant has agreed to this proposed amendment. The applicant will also be submitting an additional application to change the South Robbinsdale Neighborhood Area Future Land Use Plan from Light Industrial to Office Commercial on the adjacent triangle shaped piece west of the subject property and adjacent to the proposed extension of 5th Street.

Based on the fact that the subject property is located adjacent to property zoned General Commercial District by Pennington County, located adjacent to the proposed extension of Fifth Street and located adjacent to property identified on the South Robbinsdale Neighborhood Future Land Use Plan as appropriate for General

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Commercial land use(s), Staff believes that the Amendment to the South Robbinsdale Neighborhood Future Land Use Plan to change the land use designation on the north 270 feet of this 15 acre parcel from Light Industrial to General Commercial land use is appropriate.

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.