

STAFF REPORT

January 8, 2004

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**No. 03CA043 - Amendment to the Comprehensive Plan revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the land use designation on a 40.96 acre parcel from a Planned Residential Development with a maximum density of one dwelling unit per acre to a Planned Residential Development with a maximum density of 1.2 dwelling units per acre**

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**ITEM 9**

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for 3 T's Land Development LLC
REQUEST	<b>No. 03CA043 - Amendment to the Comprehensive Plan revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the land use designation on a 40.96 acre parcel from a Planned Residential Development with a maximum density of one dwelling unit per acre to a Planned Residential Development with a maximum density of 1.2 dwelling units per acre</b>
EXISTING LEGAL DESCRIPTION	NW1/4 SW1/4 less Tract R in the NW1/4 SW1/4 and less NE1/4 NE1/4 NE1/4 NW1/4 SW1/4; N1/2 N1/2 N1/2 N1/2 SW1/4 SW1/4, all in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40.96 acres
LOCATION	Along Minnesota Street west of 5th Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/12/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the land use designation on a 40.96 acre parcel from a Planned Residential Development with a maximum density of

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one dwelling unit per acre to a Planned Residential Development with a maximum density of 1.2 dwelling units per acre be approved.

**GENERAL COMMENTS:**

The applicant is seeking to change the future land use designation on the subject property as identified above. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Low Density Residential District. In addition, the applicant has submitted a Planned Development Designation request. The applicant has also submitted a Layout Plat to subdivide approximately 41 acres into 47 residential lots. The development is proposed as Phase 4 of the Minnesota Ridge Subdivision. (See companion items 03PD061, 03CA043 and 03PL123.)

The subject property is located at the western terminus of Minnesota Street and Middle Valley Drive and is currently void of any structural development.

**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 Future Land Use Plan currently identifies the appropriate use of the subject property as a Planned Residential Development with a maximum density of one dwelling unit per acre due to topographic constraints existing on the site. As previously, indicated the applicant has submitted a Layout Plat identifying the subdivision of the 41 acre parcel into 47 lots, or 1.2 dwelling units per acre. The increase in the proposed density is small, however, as part of an Initial and Final Planned Residential Development the applicant must address slope stability and drainage issues relative to the subject property. The additional review provided by a Planned Residential Development process will insure that other possible adverse impacts are adequately mitigated as a part of the development of the site.

City sewer and water have recently been extended to the property as a part of the development of previous phases of the Minnesota Ridge Subdivision. With the extension of municipal services, 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 location of the request is a continuation of residential use(s) located adjacent to the subject property.

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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. Staff will notify the Planning Commission at the January 8, 2004 Planning Commission meeting if this requirement has not been met.