

STAFF REPORT

September 26, 2002

No. 02CA048 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 3.76 acre parcel from Public to Medium Density Residential

ITEM 38

GENERAL INFORMATION:

PETITIONER Renner and Sperlich Engineering for Walgar Development Corp.

REQUEST **No. 02CA048 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 3.76 acre parcel from Public District to Medium Density Residential District**

EXISTING LEGAL DESCRIPTION A portion of Tract B of Robbinsdale Addition No. 10 located in SW1/4 of NE1/4 of SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described by metes and bounds as commencing at the southeasterly corner of Tract B of Robbinsdale Addition No. 10, common to a corner of Lot 2 Block 11 of Addition No. 10, and the Point of Beginning; thence, first course: S89°43'09"W along the southerly boundary of said Tract B, common to the boundary of said Lot 2 of Block 11, a distance of 609.78 feet; thence, second course: N00°34'24"E, a distance of 70.00 feet; thence, third course: northeasterly, curving to the right on a curve with a radius of 125.00 feet, a delta angle of 60°01'13", a length of 130.94 feet, a chord bearing of N30°35'00"E, and a chord distance of 125.04 feet; thence, fourth course: northeasterly, curving to the left on a curve with a radius of 385.00 feet, a delta angle of 27°09'49", a length of 182.53 feet, a chord bearing on N47°00'42"E, and a chord distance of 180.82 feet; thence, fifth course: N89°43'09"E, a distance of 416.19 feet, to a point on the boundary of said Lot 2 Block 11; thence, sixth course: S00°34'24"W, along the easterly boundary of said Tract B, common to the boundary of said Lot 2, Block 11 a distance of 300.00 feet, to the southeasterly corner of said Tract B, and the Point of Beginning

PARCEL ACREAGE Approximately 3.76 acres

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LOCATION	On Minnesota Street
EXISTING ZONING	Low Density Residential District/Medium Density Residential District w/Planned Urban Development
SURROUNDING ZONING	
North:	Medium Density Residential District w/Planned Residential Development
South:	Public District
East:	Public District/Medium Density Residential District w/Planned Residential Development
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/30/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Future Land Use Plan Neighborhood Area Future Land Use Plan to change the future land use designation on a 3.76 acre parcel from Public to Medium Density Residential be approved.

GENERAL COMMENTS:

The applicant is seeking to change the future land use designation from the Public Designation to the Medium Density Residential Designation on the above legally described property. The applicant has also submitted an accompanying rezoning request to change the zoning from Low Density Residential Zoning District to General Commercial Zoning District on the subject property. (See companion item #02RZ047)

STAFF REVIEW:

The South Robbinsdale Neighborhood 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 anticipates 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 subject property is located along Minnesota Street. South of Minnesota Street to the east of the subject property is an area with extensive Medium Density Residential land uses. The property is located within the City limits of Rapid City, and is zoned Low Density

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Residential. The property to the north of the subject property is zoned Medium Density Residential and Low Density Residential.

The Future Land Use Committee convened on August 30, 2002 to discuss the proposed amendment to the Future Land Use Plan from Public land use to Medium Density Residential land use. The Future Land Use Committee has recommended approval of both of these actions.

Staff notes that comprehensive plan amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Laws require that comprehensive plan amendments be advertised in a local newspaper. The notice was published on September 16, 2002.

Staff is recommending approval of this comprehensive plan amendment based upon the stated criteria.