

STAFF REPORT

November 7, 2002

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**No. 02CA055 - Amendment to the Comprehensive Plan to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 4.301 acre parcel from Low Density Residential to Medium Density Residential**

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**ITEM 19**

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for West Hills Village
REQUEST	<b>No. 02CA055 - Amendment to the Comprehensive Plan to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 4.301 acre parcel from Low Density Residential to Medium Density Residential</b>
EXISTING LEGAL DESCRIPTION	Commencing at the center of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota travel east 191.93 feet at a bearing of S0°16'9"W. This is the Point of Beginning. Travel 70.14 feet at a bearing of N53°57'56"E, then travel 610.46 feet bearing S32°50'54"E, then travel 357.11 feet bearing S89°42'48"W, then travel 20.78 feet bearing N00°47'26"E, then travel 449.16 feet along a 290.06 foot radius curve LHF chord bearing N43°33'22"W, then travel 100.63 feet along a 346.55 foot radius curve LHF chord bearing S83°48'10"W, then travel 73.36 feet bearing N16°07'22"W, then travel 72.57 feet bearing N22°14'07"E, then travel 124.89 feet bearing N73°55'47"E, then travel 20.56 feet bearing S45°40'57"E, then travel 176.43 feet bearing N44°49'35"E, then travel 139.91 feet bearing S36°02'59"E, to the Point of Beginning and Tract A and B of Minnesota Ridge Subdivision, BHM, Rapid City, Pennington County South Dakota
PARCEL ACREAGE	Approximately 4.301 acres
LOCATION	Along Alta Vista Drive
EXISTING ZONING	Low Density Residential II
SURROUNDING ZONING	
North:	Office Commercial District w/PCD
South:	Low Density Residential District
East:	Low Density Residential District / Office Commercial District w/PCD
West:	Low Density Residential District

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PUBLIC UTILITIES                      City sewer and water

DATE OF APPLICATION                10/11/2002

REPORT BY                              Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 4.31 acre parcel from Low Density Residential to Medium Density Residential be denied without prejudice.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to change the future land use designation to the South Robbinsdale Neighborhood Area Future Land Use Plan as identified on the above legally described property. The applicant has also submitted a request to change the zoning of the subject property from Low Density Residential District II to Medium Density Residential District. (See companion item #02RZ064.)

On September 26, 2002, the Planning Commission approved an Initial Planned Residential Development (#02PD046) to allow 23 or 24 duplex and/or triplex cottages in the Low Density Residential II Zoning District to be located on the property. The applicant indicated that the cottages will be used as independent care housing for the elderly and are an extension of the housing and medical services currently provided by West Hills Village.

The property is located approximately 200 feet south of the Annamaria Drive/Alta Vista Drive intersection on the east side of Alta Vista Drive. The property is currently void of any structural development.

STAFF REVIEW:

The legal description submitted by the applicant includes two additional lots known as Lot 1 of Tract A and Lot 2 of Tract A, Minnesota Ridge Subdivision located directly east of the applicant's property. These two lots are under different ownership and were mistakenly included in the legal description provided by the applicant. On October 25, 2002, the applicant submitted a revised Comprehensive Plan Amendment application with a corrected legal description. As such, staff is recommending that this Comprehensive Plan Amendment be denied without prejudice.