

STAFF REPORT

November 9, 2000

CPA #00CA013 - Amendment to the South Robbinsdale Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 2.04 acre parcel from Medium Density Residential to Low Density Residential

ITEM 16

GENERAL INFORMATION:

PETITIONER	Centerline for 3 T's Land Development
REQUEST	CPA #00CA013 - Amendment to the South Robbinsdale Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 2.04 acre parcel from Medium Density Residential to Low Density Residential
LEGAL DESCRIPTION	Block 27 of Robbinsdale Addition No. 10 except for the following: Commencing from the northeast corner of Block 27 in Robbinsdale Addition No. 10 consisting of a 5/8" rebar with plastic cap marked "Renner & Sperlich 2652", thence S35°49'23"E – 334.39 feet along a non-tangent line to a point of curvature consisting of a 5/8" rebar with plastic cap marked Hanson RLS 6251", thence S27°03'46"E – 421.82 feet (chord bearing and distance) through a right hand curve with radius of 1345.32 feet and length of 423.56 feet to a 5/8" rebar with plastic cap marked "Hanson RLS 6251", thence S89°42'39"W 290 feet to an unmonumented corner, thence N32°50'53"W 582.65 feet to an unmonumented corner, thence N53°59'27"E 270 feet to the point of beginning. Said parcel containing 4.3165 acres more or less
PARCEL ACREAGE	Approximately 2.04 Acres
LOCATION	South and west of the intersection of Annamaria Street and 5th Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Office Commercial District (PDD)
East:	Office Commercial District
West:	Low Density Residential District - General Agriculture District
PUBLIC UTILITIES	City Water and Sewer to be extended

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REPORT BY

Blaise Emerson

RECOMMENDATION: Staff recommends that the Amendment to the South Robbinsdale Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 2.04 acre parcel from Medium Density Residential to Low Density Residential be approved.

GENERAL COMMENTS: The proposed amendment is located on the west side of 5th Street and south of the Westhills Village #2 Assisted Living Center. The property is characterized as the top portion of a grassy hill. The proposed amendment would reclassify a western portion of Block 27 of Robbinsdale Addition No. 10 from Medium Density Residential land use to Low Density Residential land use. The eastern portion of the property was recently reclassified to Office Commercial. The property directly to the south is classified as Medium Density Residential; the property to the east is classified as Office Commercial; the property north as Medium Density Residential, and the property to the west as Low Density Residential land uses.

STAFF REVIEW: The South Robbinsdale 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 Future Land Use Committee has reviewed the request and has recommended approval of the request to change the land use designation from Medium Density Residential to Low Density Residential. When the eastern portion of the property was classified to Office Commercial, the Committee recommended that the remaining balance be changed to Low Density Residential. The Future Land Use Committee expressed concerns with the location of multi-family units on top of the hill due to unstable soil conditions in the area. They have also expressed concerns with the aesthetics of the Medium Density Residential property on top of the hill. The Low Density Residential designation would allow for the development of residential land uses on the west side of the hill in conjunction with the development of the Low Density Residential land use areas designated to the west. The applicant's Layout Plat has indicated that townhomes will be proposed in the subject area. The applicant's representative has indicated that a request for Low Density Residential II Zoning District would be requested. The Low Density Residential II Zoning District is consistent with the Low Density Residential land use classification.