

STAFF REPORT

August 9, 2001

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**No. 01CA024 - Amendment to the Future Land Use Designation in the ITEM 45 South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Harold Bies
REQUEST	<b>No. 01CA024 - Amendment to the Future Land Use Designation in the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan</b>
LEGAL DESCRIPTION	From Medium Density Residential District to Office Commercial District with a Planned Commercial Development on a tract of land located in the SE 1/4 of NE 1/4 of Section 18, T1N, R8E, BHM, Rapid City, South Dakota more particularly described as follows: Commencing at a point which is a property corner with LS Cap 3095 which is the southwest corner of Tract 1 of Richland Estates Subdivision in SE 1/4 of NE 1/4 of Section 18, T1N, R8E, BHM, Rapid City, South Dakota, Thence S89°45'50"E a distance of 536.44', more or less, to a point; Thence S00°25'08"W a distance of 276.29', more or less, to a point; Thence N89°34'52"W a distance of 533.80', more or less, to a point; Thence N00°07'59"W a distance of 274.59', more or less, to the Point of Beginning and containing 3.384 acres more or less.
PARCEL ACREAGE	Approximately 3.384 acres
LOCATION	West of U.S. Highway 79 and north of Minnesota Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District/General Commercial District
East:	High Industrial District
West:	Low Density Residential District
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Amendment to the Future Land Use Designation in the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 3.384 acre parcel from Medium Density Residential

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District to Office Commercial District with a Planned Commercial Development be approved.

GENERAL COMMENTS: The applicant is seeking to change the future land use designation from Medium Density Residential District to Office Commercial District with a Planned Commercial Development on the above legally described property. The subject property is a part of a larger parcel of land, being the western 3.3384 acres of an 8.655 acre parcel. The applicant has also submitted a Comprehensive Plan Amendment request to change the future land use designation on a portion of the balance of the parcel from Medium Density Residential to General Commercial with a Planned Commercial Development. In addition, the applicant has submitted a Layout, Preliminary and Final Plat to subdivide the 8.655 acre parcel into two lots. (See companion items 01CA024 and 01PL064.)

The property is located approximately 735 feet west of the intersection of Minnesota Street and S. D. Highway 79, on the north side of Minnesota Street. The subject property 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 Office Commercial designation will allow low intensity commercial activities with minimal impacts on residential neighborhoods and limited traffic impacts on the adjacent street network. Office commercial development at this location will provide a buffer between the residential development located north of the subject property and Minnesota Street. The Planned Development Designation will provide an opportunity to mitigate possible impacts on the existing residential neighborhood.

The Future Land Use Committee reviewed the plan amendment and the proposed future use of the property with the applicant. The Committee concurred that the proposed use of the property may be compatible with the adjacent residential neighborhood contingent upon approval of an accompanying Planned Commercial Development. Traffic, lighting, noise, and visual impact concerns must be addressed and mitigated as a part of the review for the Planned Commercial Development.

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 August 9, 2001 Planning Commission meeting if this requirement has not been met.