

STAFF REPORT

August 9, 2001

No. 01CA025 - Amendment to the Future Land Use Designation in the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan **ITEM 46**

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Harold Bies
REQUEST	No. 01CA025 - Amendment to the Future Land Use Designation in the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan
LEGAL DESCRIPTION	From Medium Density Residential District to General Commercial District with a Planned Commercial Development on the western 385 feet of 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 southeast 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 40', more or less, to a point; Thence S00°06'28"E a distance of 278.64', more or less, to a point; Thence N89°34'52"W a distance of 735.02', more or less, to a point; Thence N00°25'08"E a distance of 276.29', more or less, to a point; Thence S89°45'50"E a distance of 692.46', more or less, to the Point of Beginning, said tract of land contains approximately 2.44 acres more or less.
PARCEL ACREAGE	Approximately 2.44 acres
LOCATION	West of U.S. Highway 79 and north of Minnesota Street
EXISTING ZONING	Medium Density Residential District/Light Industrial 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

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RECOMMENDATION: Staff recommends that the Amendment to change the future land use designation on a 2.44 acre parcel from Medium Density Residential District to General 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 General 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 2.44 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 located directly west of the subject property from Medium Density Residential to Office 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 350 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 Future Land Use Map identifies the eastern 2.87 acres of the subject property as General Commercial District with a Planned Commercial Development. Amending the Comprehensive Plan as proposed will extend the General Commercial District westward into the subject property. Based on the location of the property adjacent to an arterial road and the location of the proposed commercial use east of the subject property, commercial development on the subject property would appear appropriate. In addition, the commercial development may serve the needs of the existing residential development located north and south of the subject property. The Planned Commercial Development will serve as a tool to mitigate possible adverse impacts of any future development on the site.

The Future Land Use Committee reviewed the plan amendment with the applicant and the proposed future use of the property. 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.

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