

STAFF REPORT

December 12, 2001

No. 01CA033 - Comprehensive Plan Amendment - South Robbinsdale Neighborhood Area Future Land Use Plan **ITEM 2**

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 01CA033 - Comprehensive Plan Amendment - South Robbinsdale Neighborhood Area Future Land Use Plan
EXISTING LEGAL DESCRIPTION	Amendment to the Future Land Use Designation in the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan: From Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Mobile Home Park located in the South 420 feet of the NE1/4 of the SW1/4 and the SE1/4 of the SW1/4 of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From Planned Residential Development with a maximum density of 6.7 dwelling units per acre and Medium Density Residential with a Planned Residential Development to General Commercial located in the East 900 feet of the NE1/4 of the SE1/4 less Highway 16B Right-of-way and the East 900 feet of the SE1/4 of the SE1/4 of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Office Commercial located in the NW1/4 of the SW1/4 of the NE1/4 of the SE1/4; the West half of the NW1/4 of the NE1/4 of the SE1/4 less Highway 16B Right-of-way; and the North 900 feet of the NW1/4 of the SE1/4 less Highway 16B Right-of-way of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From General Commercial with a Planned Commercial Development, Park Site with alternative use of Mobile Home Residential and Office Commercial with a Planned Commercial Development to General Commercial located in the North 900 feet of the NW1/4 of the SW1/4 less Highway 16B Right-of-way of Section 19, T1N, R8E, B.H.M., Pennington County, South Dakota; From Office Commercial with a Planned Commercial Development and Park Site with alternative use of Mobile Home Residential to Light Industrial located in the South 420 feet of the NW1/4 of the SW1/4 and the SW1/4 of the SW1/4 of Section 19, T1N, R8E, B.H.M., Pennington County, South Dakota; From a Planned Residential Development with a maximum density of 6.7 dwelling

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units per acre to Medium Density Residential in a portion of the SW1/4 of the SW1/4 of the NE1/4 of the SE1/4; the West 420 feet of the SE1/4 of the SE1/4; the South 420 feet of the NW1/4 of the SE1/4; and the SW1/4 of the SE1/4 of Section 24, T1N, R7E, B. H. M., Pennington County, South Dakota; From a Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Neighborhood Commercial located in the North 900 feet of the NE1/4 of the SW1/4 less Highway 16B Right-of-way of Section 24, T1N, R7E, B.H.M., Pennington County, South Dakota; From General Commercial with a Planned Commercial Development and Office Commercial with a Planned Commercial Development to General Commercial located in a portion of the S1/2 of the SW1/4 of the NW1/4 less Highway 16 B Right-of-way of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; From Office Commercial with a Planned Commercial Development, Medium Density Residential, and Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Office Commercial located in a portion of the N1/2 of the SW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; From Low Density Residential and Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Medium Density Residential located in a portion of the S1/2 of the NW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota; and, From Low Density Residential and Medium Density Residential to Low Density Residential located in the N1/2 of the NW1/4 of the NW1/4 of Section 19, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota

PARCEL ACREAGE	Approximately 382.68 acres
LOCATION	North and south of Catron Boulevard adjacent to the future 5th Street intersection
EXISTING ZONING	General Agriculture District (City)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District / Public District (City)

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East: General Agriculture (City) / General Agriculture (County)
West: General Agriculture District (City) / General Agriculture District (County)

PUBLIC UTILITIES To be extended

REPORT BY Vicki L. Fisher

RECOMMENDATION:

Based on the Future Land Use Committee review, staff recommends approval of that portion of the Comprehensive Plan Amendment on 20 acres located in the northwest corner of the subject property to Low Density Residential, on 40 acres located in the southwest corner of the subject property to Mobile Home Park-Type II Mobile Homes; and that the balance of the Comprehensive Plan Amendment request be denied without prejudice.

GENERAL COMMENTS: The applicant is seeking to change the future land use designation on the subject property as identified above. The property is located north and west of the Rapid City landfill along the south side of Catron Boulevard. In addition, a portion of the property is located north of Catron Boulevard along the future extension of Fifth Street. That portion of the property located north of Catron Boulevard is within the City limits of Rapid City and that portion of the property located south of Catron Boulevard is in Pennington County, outside of the City limits. Currently, a singlewide mobile home is located on that portion of the property located south of Catron Boulevard.

On October 15, 2001, the City Council denied without prejudice a similar Comprehensive Plan Amendment for the subject property. The Future Land Use Committee agreed in part with the Comprehensive Plan Amendment submitted in October; however, the applicant requested that the City Council approve the proposed Comprehensive Plan Amendment request as proposed or that the entire Comprehensive Plan Amendment request be denied.

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.

That portion of the subject property located within the City limits is currently zoned General Agriculture District and that portion located in Pennington County is zoned General Agriculture District, Light Industrial District and General Commercial District. The Pennington County Planning Department has indicated that a rezoning request to change the zoning designation on approximately 47.17 acres located south of Catron Boulevard from General Agriculture District to Suburban Residential District will be effective December 25, 2001. The properties located to the north and the west are located in the City limits of Rapid City and are currently zoned General Agriculture District. The properties to the east

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are also located in the City limits and are currently zoned Public District and General Agriculture District. The properties located to the south are located outside of the City limits and are currently zoned General Agriculture District by the County.

Staff has reviewed the proposed Comprehensive Plan amendment and has the following comments:

North of Catron Boulevard:

Low Density Residential Request:

The applicant is proposing to amend the Comprehensive Plan from Low Density Residential land use and Medium Density Residential land use to Low Density Residential land use on approximately 20 acres of the subject property located north of Catron Boulevard. As identified, a portion of the proposed amendment is currently identified as appropriate for development as Low Density Residential land use. The Neighborhood Area Future Land Use Plan identifies the properties located north of the subject property between Parkview Drive and Elm Avenue as appropriate for Low Density Residential land use. Based on the proposed road layout and the extension of the existing area designated for Low Density Residential land uses, the Future Land Use Committee has recommended approval of the amendment from Medium Density Residential land use to Low Density Residential land use for approximately five acres. The balance of the area is already designated as appropriate for Low Density Residential land uses

Medium Density Residential Request:

The applicant is proposing to amend the Comprehensive Plan from Low Density Residential land use, Medium Density Residential land use and a Planned Residential Development land use with a maximum density of 6.7 dwelling units per acre to Medium Density Residential land use on approximately 20 acres of the subject property located north of Catron Boulevard.

The Neighborhood Area Future Land Use Plan identifies the properties directly south of this area as appropriate for Office Commercial land use with a Planned Commercial Development designation. The Medium Density Residential land use will serve as a transitional area between the commercial use and the single family residential use located north of this area. The Future Land Use Committee has indicated that they support the proposed amendment in conjunction with a Planned Residential Development designation. The Planned Residential Development designation will serve as a tool to mitigate possible adverse impacts of any future development on the adjacent Low Density Residential land uses. Staff is recommending that the legal description be revised to include the Planned Residential Development designation.

Office Commercial Request:

The applicant is proposing to amend the Comprehensive Plan from a Planned Residential Development with a maximum density of 6.7 dwelling units per acre, Medium Density Residential land use and Office Commercial land use with a Planned Commercial

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Development to Office Commercial land use on approximately 20 acres of land located north of Catron Boulevard. The Future Land Use Committee has indicated that they support the proposed amendment if approved in conjunction with a Planned Commercial Development. The property is located directly adjacent to the future extension of Parkview Drive and north of the general commercial use identified on the Future Land Use Plan. In addition, the Office Commercial area will serve as a transitional area between the general commercial use to the south and the residential use to the north. The Planned Commercial Development will serve as a tool to mitigate possible adverse impacts of any future development on the adjacent residential land uses. Staff recommends that the legal description be revised to include the Planned Residential Development designation.

General Commercial Request:

The applicant is proposing to amend the Comprehensive Plan from Office Commercial land use with a Planned Commercial Development and General Commercial land use with a Planned Commercial Development to General Commercial land use on approximately 15 acres located north of Catron Boulevard. The Future Land Use Committee has indicated that they support extending the General Commercial land uses with a Planned Commercial Development to the proposed rearage road. The road will serve as a dividing point between the office commercial and the proposed general commercial uses located along Catron Boulevard. The Future Land Use Committee has also indicated that the Planned Commercial Development will serve as a tool to mitigate possible adverse impacts of any future development on the adjacent residential land uses and on the adjacent major arterial roads. This area will become an entry way for the community once construction of the Southeast Connector is completed. Staff recommends that the legal description be revised to include the Planned Residential Development designation.

South of Catron Boulevard:

General Commercial Request:

The applicant is proposing to amend the Comprehensive Plan from General Commercial land use with a Planned Commercial Development designation, Park Site with alternative use of Mobile Home Residential and Office Commercial with a Planned Commercial Development designation to General Commercial land use on approximately 20 acres located south of Catron Boulevard and directly east of the future location of Fifth Street. The Future Land Use Committee has indicated that they support allowing a node of approximately 20 acres of land for general commercial use with a Planned Commercial Development designation at each corner of the intersection of Catron Boulevard and Fifth Street. The Future Land Use Committee has also indicated that the Planned Commercial Development will serve as a tool to mitigate possible adverse impacts of any future development on the site. In reviewing the drainage plan, a detention cell has been identified for location at the northeast portion of the site. The Future Land Use Committee has recommended that the request be amended to identify an approximate five acre area located in the northeast corner of this portion of the subject property as public drainage. In addition, the Committee has recommended that a Planned Development designation be identified to provide an opportunity to mitigate development impact on the major arterial and

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protect this community entry way.

Light Industrial Request:

The applicant is proposing to amend the Comprehensive Plan from Office Commercial land use with a Planned Commercial Development designation and Park Site with alternative use of Mobile Home Residential land use to Light Industrial land use on approximately 50 acres located south of Catron Boulevard. The Future Land Use Committee has indicated that they support the proposed amendment in conjunction with a Planned Light Industrial Development. The property is located directly west of the landfill. The Light Industrial area will serve as a transitional area between the landfill and the proposed residential and commercial uses to the west. The Future Land Use Committee has also indicated that the Planned Light Industrial Development will serve as a tool to mitigate possible adverse impacts of any future development on the adjacent commercial and residential land uses.

General Commercial Request:

The applicant is proposing to amend the Comprehensive Plan from Planned Residential Development with a maximum density of 6.7 dwelling units per acre, General Commercial land use with a Planned Commercial Development and Medium Density Residential land use with a Planned Residential Development to General Commercial land use on approximately 53 acres located directly south of Catron Boulevard, along the west side of the future location of Fifth Street. Catron Boulevard and Fifth Street are identified as principal arterial streets on the Major Street Plan. As previously indicated, the Future Land Use Committee supports allowing four nodes of approximately 20 acres of general commercial use at each corner of the intersection of Catron Boulevard and Fifth Street in conjunction with a Planned Commercial Development. The Future Land Use Committee has indicated that the overall commercial requests on this portion of the property located south of Catron Boulevard is far in excess of the community's needs. The Committee expressed concern with the potential impact the commercial use may have on existing and proposed development within the area and the internal road networking within the development and future surrounding development. In lieu of the proposed 53 acres of general commercial use within this node, the Future Land Use Committee has indicated that an approximate 20 acre node is more appropriate. In addition, the Future Land Use Committee has indicated that the remaining 20 acres, located adjacent to the future location of Fifth Street may be more appropriate as office commercial use with a Planned Development designation. While the Office Commercial land use allows for commercial use(s), residential use is also permitted in the Office Commercial land use area. As such, the Future Land Use Committee has indicated that they support the designation of approximately 20 acres along the west side of Fifth Street, south of the 20 acre general commercial node be designated as Office Commercial with a Planned Commercial Development. The Future Land Use Committee has indicated that the Planned Commercial Development will serve as a tool to mitigate possible adverse impacts of any future development on the adjacent residential land uses. Staff is recommending that the legal description be revised to describe the twenty acre node with a Planned Residential Development designation. In addition, the legal description should designate the Office Commercial land use with a Planned Commercial Development as outlined above. The revision must also include identifying a four acre parcel located in

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the northeast corner of this portion of the subject property as public drainage to accommodate the required detention cell.

Office Commercial Request:

The applicant is proposing to amend the Comprehensive Plan from Planned Residential Development with a maximum density of 6.7 dwelling units per acre and Medium Density with a Planned Residential Development to Office Commercial on approximately 30 acres located directly south of Catron Boulevard. The Future Land Use Committee has indicated that the overall commercial requests on this portion of the property located south of Catron Boulevard is far in excess of the community's needs. In addition, the Future Land Use Committee has indicated that approximately 20 acres located along the future location of Fifth Street may be more appropriate for office commercial use. The Future Land Use Committee has indicated that in lieu of the proposed office commercial use, Medium Density Residential with a Planned Residential designation is more appropriate for this portion of the subject property. The Future Land Use Committee has indicated that the proposed amendment to the 30 acres must be revised as identified above.

Neighborhood Commercial Request:

The applicant is proposing to amend the Comprehensive Plan from Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Neighborhood Commercial on approximately 25 acres located at the intersection of Catron Boulevard and the extension of Dan Christy Lane. The Future Land Use Committee has indicated that Medium Density Residential with a Planned Residential Development designation is more appropriate for this area. The Future Land Use Committee again identified that the overall commercial requests on this portion of the property located south of Catron Boulevard is far in excess of the community's needs. The Future Land Use Committee has identified that the area located directly east of this portion of the subject property is appropriate for Medium Density Residential with a Planned Residential Development designation. The Medium Density Residential land use allows for multi-family dwelling units and may serve as a transitional area between Catron Boulevard and the Low Density Residential land use located south of this area. The Future Land Use Committee has indicated that the proposed amendment to the 25 acres must be revised as identified above.

Medium Density Residential Request:

The applicant is proposing to amend the Comprehensive Plan from Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Medium Density Residential land use on approximately 50 acres located along the south lot line of the subject property. The Future Land Use Committee has indicated that Low Density Residential land use with a Planned Residential Development designation is more appropriate for this area. As previously indicated, the Future Land Use Committee has indicated that approximately 55 acres located along Catron Boulevard is more appropriate as Medium Density Residential with a Planned Residential Development designation. As such, the Future Land Use Committee has indicated that the proposed amendment to the 50 acres must be amended accordingly.

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Mobile Home Park Request:

The applicant is proposing to amend the Comprehensive Plan from Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Mobile Home Park use on approximately 47 acres located in the southwest corner of the subject property. The Future Land Use Committee concurs that there is a growing need for mobile home parks within our community. In addition, the Future Land Use Committee has indicated that the mobile home park will provide a transitional area and buffer to the adjacent electrical substation. The Future Land Use Committee has recommended approval of the amendment from Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Mobile Home Park allowing Type II mobile homes.

It should be noted that while the Committee and the applicant concur in the basic land use designations for the area north of Catron Boulevard, the applicant objects to the inclusion of the Planned Residential and Planned Commercial designations on any of his property. The applicant's agent has indicated that they believe the basic zoning regulations provide adequate protections without review through the Planned Development procedures. Further, the applicant has expressed his objections to the relocation, reduction and/or elimination in the general commercial, office commercial, neighborhood commercial and medium density residential areas south of Catron Boulevard. (See attached chart)

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Comprehensive Plan Amendment
South Robbinsdale Neighborhood Area
Future Land Use Plan**

North of Catron Boulevard:

<u>Applicant's Request:</u>	<u>Recommendation:</u>
Low Density Residential	Approve
Medium Density Residential	Deny without prejudice
Office Commercial	Deny without prejudice
General Commercial	Deny without prejudice

South of Catron Boulevard:

<u>Applicant's Request:</u>	<u>Recommendation:</u>
General Commercial	Deny without prejudice
Light Industrial	Deny without prejudice
General Commercial	Deny without prejudice
Office Commercial	Deny without prejudice
Neighborhood Commercial	Deny without prejudice
Medium Density Residential	Deny without prejudice
Mobile Home Park Type II	Approve