

STAFF REPORT

December 12, 2001

No. 01CA037 - Comprehensive Plan Amendment - South Robbinsdale Neighborhood Area Future Land Use Plan **ITEM 1**

GENERAL INFORMATION:

PETITIONER Dream Design International

REQUEST **No. 01CA037 - Comprehensive Plan Amendment - South Robbinsdale Neighborhood Area Future Land Use Plan**

EXISTING
LEGAL DESCRIPTION

Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan, to change the future land use designation from Medium Density Residential with a Planned Residential Development, Planned Residential Development with a maximum density of 6.7 dwelling units per acre, Office Commercial with a Planned Commercial Development, and General Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development on a 22.6 acre parcel of land located in the NE1/4 of Section 24, T1N, R7E, BHM, being more particularly described as follows: Beginning at the east one-quarter corner of said Section 24, thence N00°45'07"E, along the east line of said Section 24, 75.00 feet to a point lying on the northerly right-of-way line of Catron Boulevard; thence N88°35'39"W along said northerly right-of-way line, 50.86 feet to the true point of beginning; thence N88°35'39"W along said northerly right of way line, 1142.61 feet; thence departing said northerly right of way line N00°06'30"W, 350.13 feet to a point of curvature; thence northerly along the arc of said curve to the right whose radius is 500.00 feet and whose delta angle is 66°54'19", an arc length of 583.86 feet to a point of tangency; thence N66°47'49"E, 204.15 feet to a point of curvature; thence easterly along the arc of said curve to the left whose radius is 500.00 feet and whose delta angle is 23°20'19", an arc length of 203.67 feet to a point of tangency; thence N43°27'30"E, 135.90 feet to a point lying on a curve concave to the southwest and whose chord bears S27°26'57"E, 862.75 feet; said point is also lying on the westerly right of way line of proposed fifth street; thence southerly along the arc of said curve to the right whose radius is 912.83 feet and whose delta angle is 56°24'08", an arc length of 898.60 feet to a point of tangency; thence continuing along said right of way line

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S00°45'07"W, 367.79 feet to the true point of beginning containing 22.6 acres more or less; from Medium Density Residential with a Planned Residential Development and Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Office Commercial with a Planned Commercial Development on a 17.4 acre parcel of land located in the NE1/4 of Section 24, T1N, R7E, BHM, being more particularly described as follows: Beginning at the east one-quarter corner of said Section 24, thence N00°45'07"E, along the east line of said Section 24, 75.00 feet to a point lying on the northerly right-of-way line of Catron Boulevard; thence N88°35'39"W along said northerly right-of-way line, 1193.47 feet to the true point of beginning; thence N88°35'39"W along said northerly right of way line, 701.05 feet; thence departing said northerly right of way line N00°00'00"E, 227.72 feet to a point of curvature; thence northerly along the arc of said curve to the right whose radius is 842.93 feet and whose delta angle is 89°35'13", an arc length of 1318.00 feet to a point on said curve; thence S82°36'49"E, 303.17 feet; thence S43°24'30"E, 171.31 feet; thence S66°47'49"W, 204.15 feet to a point of curvature; thence southerly along the arc of said curve to the left whose radius is 500.00 feet and whose delta angle is 66°54'19", an arc length of 583.86 feet to a point of tangency; thence S00°06'30"E, 350.13 feet to the true point of beginning containing 17.4 acres more or less; from Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Medium Density Residential with a Planned Residential Development on a 15.6 acre parcel of land located in the NE1/4 of Section 24, T1N, R7E, BHM, being more particularly described as follows: Beginning at the east one-quarter corner of said Section 24, thence N00°45'07"E, along the east line of said section 24, 75.00 feet to a point lying on the northerly right-of-way line of Catron Boulevard; thence N88°35'39"W along said northerly right-of-way line, 1894.52 feet to the true point of beginning; thence continuing along said northerly right of way line the following four courses; N88°35'39"W, 745.32 feet; thence N01°24'21"E, 126.30 feet; thence N88°35'39"W, 230.55 feet to a point of curvature; thence westerly along the arc of said curve to the left whose radius is 2224.60 feet and whose delta angle is 16°06'36", an arc length of 625.50

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feet to a point lying on said northerly right of way line; thence departing said right of way line N43°52'57"E, 207.61 feet; thence N28°09'45"E, 678.92 feet; thence S34°16'43"E, 210.68 feet to a point of curvature; thence easterly along the arc of said curve to the left whose radius is 326.00 feet and whose delta angle is 54°27'18", an arc length of 309.84 feet to a point of tangency; thence S88°44'02"E, 789.35 feet to a point lying on a curve concave to the east and whose chord bears S09°08'55"W, 268.05 feet; thence southerly along the arc of said curve to the left whose radius is 842.93 feet and whose delta angle is 18°17'50", an arc length of 269.19 feet to a point of tangency; thence S00°00'00"E, 227.72 feet to the true point of beginning containing 15.6 acres more or less; from Public, Office Commercial with a Planned Commercial Development, Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Public Drainage on a 7.0 acre parcel of land located in the NE1/4 of Section 24, T1N, R7E, BHM, being more particularly described as follows: Beginning at the east one-quarter corner of said Section 24, thence N20°04'03"W, 1287.93 feet to the true point of beginning, said point is also lying on the westerly right-of-way line of proposed fifth street; thence departing said westerly right of way line S43°27'30"W, 136.06 feet to a point of curvature; thence southwesterly along the arc of said curve to the right whose radius is 500.00 feet and whose delta angle is 15°01'14", an arc length of 131.08 feet to a point on said curve; thence N43°24'30"W, 171.31 feet; thence N82°36'49"W, 303.17 feet to a point lying on a curve concave to the south and whose chord bears S74°04'14"W, 450.99 feet; thence westerly along the arc of said curve to the left whose radius is 842.93 feet and whose delta angle is 31°01'58", an arc length of 456.55 feet to a point on said curve; thence N31°26'45"W, 350.80 feet; thence S88°35'39"E, 385.16 feet; thence N28°10'25"E, 273.50 feet to a point lying on said westerly right-of-way line; thence along said westerly right-of-way line the following two (2) courses; thence S61°49'35"E, 716.83 feet to a point of curvature; thence southerly along the arc of said curve to the right whose radius is 913.00 feet and whose delta angle is 06°10'40", an arc length of 98.44 feet to the true point of beginning containing 7.0 acres more or less; from Public and Office Commercial with a Planned Commercial

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Development to Office Commercial with a Planned Commercial Development on a 9.4 acre parcel of land located in the NE1/4 of Section 24, T1N, R7E, BHM, being more particularly described as follows: Beginning at the east one-quarter corner of said Section 24, thence N35°54'23"W, 1974.44 feet to the true point of beginning, said point is also lying on the westerly right-of-way line of proposed Fifth Street; thence departing said westerly right-of-way line S28°10'25"W, 273.50 feet; thence N88°35'39"W, 385.16 feet to a point lying on curve concave to the northeast and whose chord bears N41°07'50"W, 878.92 feet, thence northerly along the arc of said curve to the right whose radius is 1443.00 feet and whose delta angle is 35°27'42", an arc length of 893.10 feet to a point on said curve; thence S88°03'41"E, 526.45 feet to a point lying on said westerly right-of-way line and on an curve concave to the northeast whose chord bears S49°07'37"E, 438.35 feet; thence southerly along said westerly right-of-way line the following two (2) courses; thence southerly along the arc of said curve to the left whose radius is 997.00 feet and whose delta angle is 25°23'56", an arc length of 441.96 feet; thence S61°49'35"E, 266.24 feet to the true point of beginning containing 9.4 acres more or less

PARCEL ACREAGE	Approximately 72 acres
LOCATION	North of Catron Boulevard adjacent to the future 5th Street intersection
EXISTING ZONING	General Agriculture District/Public (City)
SURROUNDING ZONING	
North:	Public/Neighborhood Commercial/Office Commercial (City)
South:	Suburban Residential District/General Agriculture District (County)
East:	General Agriculture/Public (City)
West:	General Agriculture District / Low Density Residential (PRD) (City)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

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RECOMMENDATION:

Staff recommends that the Comprehensive Plan Amendment - South Robbinsdale Neighborhood Area Future Land Use Plan be approved.

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 of Catron Boulevard lying adjacent to the future Fifth Street and Parkview Drive locations. The property is currently void of any structural development.

On October 15, 2001, the City Council denied without prejudice a Comprehensive Plan Amendment for the subject property to allow the applicant to submit a revised legal description. Other than the proposed change to General Commercial with a Planned Commercial Development and to Office Commercial with a Planned Commercial Development, the legal description has been revised as identified by the City Council.

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 subject property is currently zoned General Agriculture District and Public District. The properties to the north are zoned Neighborhood Commercial District and Office Commercial District. The properties to the west are zoned General Agriculture District and Low Density Residential District. The properties to the east are currently zoned General Agriculture District and Public District. The properties located to the south are located outside of the City limits and are currently zoned General Agriculture District and General Commercial District by the County.

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

Comprehensive Plan Amendment From to Office Commercial with a Planned Commercial Development:

The applicant is proposing to amend the Comprehensive Plan from Public and Office Commercial with a Planned Commercial Development to Office Commercial with a Planned Commercial Development on 9.4 acres of the subject property located 2,100 feet north of Catron Boulevard adjacent to the future location of Fifth Street. As identified, a portion of the proposed amendment is currently identified as Office Commercial with a Planned Commercial Development. The Neighborhood Area Future Land Use Plan identifies the properties located north of the subject property as Public and the properties located west of the subject property as a Planned Residential Development with a maximum density of 6.7 dwelling units per acre. In addition, the properties located east of the future location of Fifth Street are identified as Office Commercial with a Planned Commercial Development. Fifth

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Street is identified as a principal arterial street on the Major Street Plan. The proposed Office Commercial Land use with a Planned Commercial Development will serve to buffer the residential area to be located west of the subject property from traffic along this portion of Fifth Street. In addition, allowing Office Commercial with a Planned Commercial Development as proposed will create a corridor of office commercial use along both sides of Fifth Street. The Future Land Use Committee has indicated that they support the proposed amendment. In addition, the Planned Commercial Development will serve as a tool to mitigate possible adverse impacts of any future development on the site.

Comprehensive Plan Amendment to Public Drainage:

The applicant is proposing to amend the Comprehensive Plan from Public, Office Commercial with a Planned Commercial Development and a Planned Residential Development with a maximum density of 6.7 dwelling units per acre to Public Drainage on 7.0 acres located directly south of the proposed Office Commercial with a Planned Commercial Development described above. The City's Master Drainage Plan identifies the need to provide a drainage facility within this area. The Engineering Division has indicated that the location and size of the proposed drainage facility site is in accordance with the South Robbinsdale Drainage Basin Plan. As such, the Future Land Use Committee has indicated that they support amending this portion of the Neighborhood Future Land Use Plan as proposed.

Comprehensive Plan Amendment to General Commercial with a Planned Commercial Development:

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 with a Planned Commercial Development and General Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development on 22.6 acres located at the northwest corner of the intersection of Catron Boulevard and the future extension of Fifth Street. As identified, a portion of the proposed amendment is currently identified as General Commercial with a Planned Commercial Development.

As previously indicated, Fifth Street is identified as a principal arterial street on the Major Street Plan. In addition, Catron Boulevard is identified as a principal arterial street. The traffic anticipated along the two roadways and at the future intersection of Catron Boulevard and Fifth Street supports general commercial development in each of the four nodes of the intersection. As such, the Future Land Use Committee has indicated that they support the proposed amendment in conjunction with a Planned Commercial Development. 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.

Comprehensive Plan Amendment to Office Commercial with a Planned Commercial Development:

The applicant is proposing to amend the Comprehensive Plan from Medium Density Residential with a Planned Development and a Planned Residential Development with a

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maximum density of 6.7 dwelling units per acre to Office Commercial with a Planned Commercial Development on 17.4 acres located along Catron Boulevard. As previously indicated, the applicant is proposing to expand the general commercial use located east of this area of the subject property. The Neighborhood Future Land Use Map identifies the properties located north and west of this area as appropriate for residential use. The Office Commercial with a Planned Commercial Development will serve as a transitional area between the general commercial use and the residential use. As such, the Future Land Use Committee has indicated that they support the proposed amendment. 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.

Comprehensive Plan Amendment to Medium Density Residential with a Planned Residential Development:

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 with a Planned Residential Development on 15.6 acres located along Catron Boulevard, directly east of the 17.4 acres proposed to be amended to Office Commercial with a Planned Commercial Development. The Neighborhood Future Land Use Map identifies the property to the north and west as appropriate for a Planned Residential Development with a maximum density of 6.7 dwelling units per acre. The Medium Density Residential land use allows for multi-family dwelling unit(s). The Medium Density Residential designation with a Planned Residential Development will serve as a transitional area between the single family residential use allowed in the referenced Planned Residential Development and the office commercial use to the east. In addition, Medium Density Residential development may be more appropriate adjacent to Catron Boulevard. The Future Land Use Committee has indicated that they support the proposed amendment. In addition, the Planned Residential Development will serve to mitigate possible adverse impacts of any future development on the site.

Staff recommends that the Comprehensive Plan Amendment be approved.