

STAFF REPORT

March 7, 2002

No. 02CA006 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 52 acre parcel from Light Industrial with a Planned Commercial Development to Light Industrial

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GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 02CA006 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 52 acre parcel from Light Industrial with a Planned Commercial Development to Light Industrial
EXISTING LEGAL DESCRIPTION	The south 420 feet of Government Lot 3 of the NW1/4 SW1/4 and Government Lot 4 of the SW1/4 SW1/4 all in Section 19, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 52 acres
LOCATION	South of Catron Boulevard and east of the proposed 5th Street extension
EXISTING ZONING	Light Industrial District (County)/General Commercial District (County)
SURROUNDING ZONING	
North:	General Commercial District (County)
South:	General Agriculture District (County)
East:	Heavy Industrial District (City)
West:	General Agriculture District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	1/22/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 52 acre parcel from Light Industrial with a Planned Commercial Development to Light Industrial be continued to the March 21, 2002 Planning

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Commission meeting.

The applicant met several times with the Staff to review the Comprehensive Plan Amendment and possible alternative land uses. The Future Land Use Committee met on March 1, 2002 to discuss those alternatives and would like additional time to meet again with the applicant. Therefore, the Future Land Use Committee requests that this item be continued until the March 21, 2002 Planning Commission meeting to allow time to meet with the applicant.