STAFF REPORT

March 21, 2002

No. 02CA001 - 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 20 acre parcel from Low Density Residential to Low Density Residential II   **ITEM 37**

GENERAL INFORMATION:

PETITIONER   Centerline, Inc. for Lazy P-6 Properties, LLC

REQUEST   No. 02CA001 - 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 20 acre parcel from Low Density Residential to Low Density Residential II

EXISTING
LEGAL DESCRIPTION   N1/2 of Government Lot 1 of the NW1/4 NW1/4, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

PARCEL ACREAGE   Approximately 20 acres

LOCATION   North of Catron Boulevard and east of the proposed 5th Street extension

EXISTING ZONING   General Agriculture District (City)

SURROUNDING ZONING
  North: General Agriculture District (City)
  South: General Agriculture District (City)
  East: General Agriculture District (City)
  West: General Agriculture District (City)

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 20 acre parcel from Low Density Residential to Low Density Residential II be approved.

GENERAL COMMENTS: This property is located north of Catron Boulevard and east of the proposed 5th Street extension. The subject property is zoned General Agriculture District in the City, and the surrounding land on all sides is also General Agriculture Zoning District in the City. The Comprehensive Plan for Rapid City shows the subject property as Low

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Density I Residential.

The South Robbinsdale Neighborhood Future Land Use Plan was originally adopted by the City Council on August 18, 1999. The applicant has made several requests for changes to this plan since that adoption of the Plan. Since the most recent request had extensive changes to the Plan, the Planning Commission held a Special Planning Commission meeting in the neighborhood on December 12, 2001 to accept comments on the requests. The Planning Commission and City Council denied the applicant's requests. The Future Land Use Committee's proposed revisions to the Adopted Plan were approved by the City Council on January 21, 2002. On January 22, 2002, the applicant again submitted extensive changes to the Revised South Robbinsdale Neighborhood Land Use Plan.

STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals are measured and evaluated. The plan is intended to guide the orderly growth of the community.

The applicant has requested a change from Low Density I Residential to Low Density II Residential. Low Density II Residential allows duplexes, which increases the maximum density from 6.7 d.u. per acre to 10.89 d.u. per acre.

The Future Land Use Committee met with the applicant on February 8, 2002 and on March 15, 2002 to review the applicant's current request. The Future Land Use Committee felt the change from Low Density Residential I to Low Density Residential II would provide a buffer between the Low Density designation north of the property and the Medium Density designation south of the property. Therefore, the Future Land Use Committee recommends approval of the request for an Amendment to the Comprehensive Plan.

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. The notification requirement has been met.