

STAFF REPORT

March 21, 2002

No. 02CA002 - 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 Medium Density Residential with a Planned Residential Development to Medium Density Residential

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GENERAL INFORMATION:

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| PETITIONER | Centerline, Inc. for Lazy P-6 Properties, LLC |
| REQUEST | No. 02CA002 - 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 Medium Density Residential with a Planned Residential Development to Medium Density Residential |
| EXISTING LEGAL DESCRIPTION | S1/2 of Government Lot 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 Medium Density Residential with a Planned Residential Development to Medium Density Residential be approved.

GENERAL COMMENTS: This property is located north of Catron Boulevard and east of the

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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 appropriate for Medium Density Residential land use with a Planned Residential Development designation.

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. Since that time, several meetings have been held with the applicant, staff and the Future Land Use Committee. The Future Land Use Committee and the applicant have agreed on a plan for the area. A copy of that plan is linked to this document.

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.

Planned Development Designations are created to:

1. Provide optional methods of land development to encourage imaginative urban design;
2. Allow a mix of land uses which are compatible and well integrated, but which would otherwise be discouraged by conventional zoning regulations;
3. Provide an adequate review procedure which will promote the proper development of those areas which may be environmentally sensitive because of facts such as steep slopes and unusual topography;
4. Promote compatibility with adjacent land use and available public facilities in terms of such factors as intensity of use, density and traffic circulation.

The applicant has requested the removal of this planning tool by requesting a change from Medium Density Residential with a Planned Residential Development designation to Medium Density Residential.

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 there were no environmentally sensitive land issues and the buffer between land uses from Low Density north of the subject property and Office Commercial south of the subject property was sufficient. Therefore, the Future Land Use Committee recommended approval

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of the change in the Future Land Use 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.