

STAFF REPORT

March 21, 2002

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**No. 02CA003 - 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 Office Commercial with a Planned Commercial Development to Office Commercial**

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**ITEM 39**

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 02CA003 - 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 Office Commercial with a Planned Commercial Development to Office Commercial
EXISTING LEGAL DESCRIPTION	N1/2 of Government Lot 2 of the SW1/4 NW1/4 of 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 Office Commercial with a Planned Commercial Development to Office Commercial be denied for that portion of the property located within 550 feet of Catron Boulevard and approved for the balance of the property.

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GENERAL COMMENTS: This property is located north of Catron Boulevard and east of the proposed 5<sup>th</sup> Street extension. The subject property is zoned General Agriculture District in the City. The surrounding land on all sides of the site is also General Agriculture Zoning District. The Comprehensive Plan for Rapid City shows the subject property as appropriate for Office Commercial land uses with a Planned Commercial 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. Subsequently, 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 Office Commercial with a Planned Commercial Development designation to Office Commercial.

The Future Land Use Committee met with the applicant on March 15, 2002 to review the applicant's current request. The Future Land Use Committee felt that on the majority of the subject property, there were no environmentally sensitive land issues and the buffer

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between land uses from Medium Density north of the subject property and General Commercial south of the subject property was sufficient. The Committee and the applicant agreed that a Planned Development Designation should be required on a 550 foot corridor along Catron Boulevard. As a portion of that 550 foot corridor is included in this application, the Future Land Use Committee recommends this portion of the subject property be denied to allow the original land use of Office Commercial with a Planned Development Designation to remain. The Committee supported the request to remove the Planned Commercial Development designation on the balance of the property as requested by the applicant.

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.