

STAFF REPORT

March 21, 2002

No. 02CA005 - 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 25 acre parcel from Public Drainage and General Commercial with a Planned Commercial Development to General Commercial

ITEM 41

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 02CA005 - 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 25 acre parcel from Public Drainage and General Commercial with a Planned Commercial Development to General Commercial
EXISTING LEGAL DESCRIPTION	the north 900 feet of Government Lot 3 of the NW1/4 SW1/4 less Highway 16 B Right of Way, Section 19, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15 acres
LOCATION	South of Catron Boulevard and east of the proposed 5t Street extension
EXISTING ZONING	General Commercial District (County)
SURROUNDING ZONING	
North:	General Agriculture District (City)
South:	Light Industrial District (County)
East:	Heavy Industrial District (City)
West:	General Agriculture District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	01/22/2002
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 25 acre parcel from Public Drainage and General Commercial with a Planned Commercial Development to General Commercial be denied for that portion of the north 900 feet of Government Lot 3 lying within 550 feet of the Catron Boulevard right-of-way; and approved for the balance of the north 900 feet of Government

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Lot 3.

GENERAL COMMENTS: This property is located south of Catron Boulevard and east of the proposed 5th Street extension. The subject property is zoned General Commercial District by Pennington County. The land to the east is zoned Heavy Industrial District in the City. The land north is zoned General Agriculture District in the City. The land west is zoned General Agriculture District by Pennington County. The land to the south is zoned Light Industrial District by Pennington County. The Comprehensive Plan for Rapid City shows the subject property as Public Drainage and General Commercial 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.

The applicant has requested the removal of the Planned Development Designation. 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 Future Land Use Committee met with the applicant on March 15, 2002 to review the

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applicant's current request. The Future Land Use Committee and the applicant agreed that a drainage designation needs to be included in the comprehensive plan, and could be designated to coincide with commercial land use as well as with public land use. The committee and the applicant also agreed that a Planned Development Designation should be required on a 550 foot corridor along Catron Boulevard. As a majority of that 550 foot corridor is included in this application, the Future Land Use Committee recommends the application for an Amendment to the Comprehensive Plan for the portion of the subject property within the 550 foot corridor be denied to allow the original land use of General Commercial with a Planned Development Designation to remain, and the balance of the subject property be approved. Staff will work with the applicant to identify the drainage area in a future amendment.

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.