

STAFF REPORT

March 21, 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 approved for the south 420 feet of

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Government Lot 3 and Government Lot 4.

GENERAL COMMENTS: This property is located south of Catron Boulevard and east of the proposed 5th Street extension. The subject property is zoned Light Industrial District and 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 Commercial District by Pennington County. The land south and west is zoned General Agriculture District by Pennington County. The Comprehensive Plan for Rapid City shows the subject property as appropriate for Light Industrial land uses with a Planned Light Industrial 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 supported the request to remove the Planned Development designation on the subject property and recommends approval of the Amendment to the Comprehensive Plan for Government Lot 2 less the north 900 feet.

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.