

STAFF REPORT

March 21, 2002

No. 02CA011 - 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 Medium Density Residential with a Planned Residential Development to Neighborhood Commercial

ITEM 47

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 02CA011 - 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 Medium Density Residential with a Planned Residential Development to Neighborhood Commercial
EXISTING LEGAL DESCRIPTION	The north 900 feet of the NE1/4 SW1/4 less Highway 16B Right of Way, Section 24, T1N, R7E, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 25 acres
LOCATION	South of Catron Boulevard and west of the proposed 5th Street extension
EXISTING ZONING	Highway Service District (County)
SURROUNDING ZONING	
North:	General Agriculture District (City)
South:	Suburban Residential District (County)
East:	General Agriculture District (County)
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 25 acre parcel from Medium Density Residential with a Planned Residential Development to Neighborhood Commercial be denied without prejudice so a revised amendment can be submitted.

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GENERAL COMMENTS: This property is located south of Catron Boulevard and west of the proposed 5th Street extension. The subject property is zoned Highway Service District by Pennington County. The land north is zoned General Agriculture District by Rapid City. The land east and west is zoned General Agriculture District by Pennington County. The land south is zoned Suburban Residential District by Pennington County. The Comprehensive Plan for Rapid City shows the subject property as appropriate for Medium Density Residential land uses 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. 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 Future Land Use Committee met with the applicant on March 15, 2002 to review the applicant's current request. The Future Land Use Committee and the applicant agreed that approximately eight to ten acres of Neighborhood Commercial with a Planned Commercial Development Designation be allowed in this area. It was agreed that the balance of the area would be designated as appropriate for Medium Density Residential land uses. The recommendation from the Future Land Use Committee was to recommend denial without prejudice so a revised Amendment to the Comprehensive Plan can be submitted.

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.