

STAFF REPORT

May 9, 2002

No. 02CA019 - 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 5.9 acre parcel from Public Drainage to General Commercial with a Planned Development Designation to include a drainage area within 550 feet of Catron Boulevard

ITEM 33

GENERAL INFORMATION:

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| PETITIONER | City of Rapid City |
| REQUEST | No. 02CA019 - 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 5.9 acre parcel from Public Drainage to General Commercial with a Planned Development Designation to include a drainage area within 550 feet of Catron Boulevard |
| EXISTING LEGAL DESCRIPTION | The north 500 feet of the east 460 feet of Government Lot 3 of the NW1/4 SW1/4 and that portion of the SW1/4 NW1/4 lying south of Catron Boulevard, all located in Section 19, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 5.29 acres |
| LOCATION | South of Catron Boulevard and east of the proposed 5th 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 | 04/10/2002 |
| REPORT BY | Karen Bulman |

RECOMMENDATION: The Future Land Use Committee 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 5.9 acre parcel from Public

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Drainage to General Commercial with a Planned Development Designation to include a drainage area within 550 feet of Catron Boulevard be approved.

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 located to the east is zoned Heavy Industrial District in the City. The land located to the north is zoned General Agriculture District in the City. The land located to the west is zoned General Agriculture District by Pennington County. The land located to the south is zoned Light Industrial District by Pennington County. The adopted Comprehensive Plan for Rapid City identifies the subject property as appropriate for General 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. 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. The applicant again submitted extensive changes to the South Robbinsdale Neighborhood Land Use Plan. Several meetings occurred with the applicant, staff and the Future Land Use Committee. The applicant and Future Land Use Committee agreed on a plan for the area. Therefore, the request for changes to the Comprehensive Plan were approved in part and denied in part at the April 1, 2002 City Council Meeting in accordance with the plan as agreed upon by the applicant and Future Land Use Committee. Approval of this item moves towards the adoption of the remaining revisions to the Comprehensive Plan.

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 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. This application is to identify the drainage area within the General Commercial land use.

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.

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