

STAFF REPORT

May 9, 2002

No. 02CA020 - 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 1.18 acres parcel from Office Commercial with a Planned Commercial Development to Light Industrial

ITEM 34

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02CA020 - 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 1.18 acre parcel from Office Commercial with a Planned Commercial Development to Light Industrial
EXISTING LEGAL DESCRIPTION	That portion of the SE1/4 SE1/4 lying southeast of the proposed 5th Street extension in Section 24, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.18 acres
LOCATION	South of Catron Boulevard and west of the proposed 5th Street extension
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	Light Industrial District (County)
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 1.18 acre parcel from Office Commercial with a Planned Commercial Development to Light Industrial be approved.

GENERAL COMMENTS: This property is located south of Catron Boulevard and west of the proposed 5th Street extension. The subject property is zoned General Agriculture District by

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Pennington County. The land located to the east is zoned Light Industrial District by Pennington County. The adjacent land located to the north, south and west is zoned General Agriculture District by Pennington County. The adopted Comprehensive Plan for Rapid City identifies the subject property as appropriate for development as 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. 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 Planned Development Designation should be required on a 550 foot corridor along each side of Catron Boulevard. The Future Land Use Committee recommended that the designation of the small area located east of the 5th Street extension is appropriate for Light Industrial land use as it is adjacent to Light Industrial land use located east of the subject property. The 5th Street extension is an appropriate buffer between the Light Industrial land use to the east and the Office Commercial land use to the west. This application will implement the agreed upon changes to the Future Land Use Plan.

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.