

STAFF REPORT

May 9, 2002

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**No. 02CA027 - 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 12.47 acre parcel from Medium Density Residential with a Planned Residential Development to Neighborhood Commercial with a Planned Commercial Development**

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**ITEM 41**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 02CA027 - 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 12.47 acre parcel from Medium Density Residential with a Planned Residential Development to Neighborhood Commercial with a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	That portion of the north 735 feet lying south of Catron Boulevard in the NE1/4 SW1/4 of Section 24, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.47 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	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 12.47 acre parcel from Medium Density Residential with a Planned Residential Development to Neighborhood

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Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: This property is located south of Catron Boulevard and west of the proposed 5<sup>th</sup> Street extension. The subject property is zoned Highway Service District by Pennington County. The adjacent lands located to the east and west are zoned General Agriculture District by Pennington County. The adjacent land located to the north is zoned General Agriculture District in the City. The adjacent land located to the south is zoned Suburban Residential District by Pennington County. The adopted Comprehensive Plan for Rapid City identifies the subject property as appropriate for development as 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. 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 either side of Catron Boulevard. The Future Land Use Committee recommends that the land use for this area be changed from Medium Density Residential land use to Neighborhood Commercial land use and continue to remain a Planned Development designation as it is located within 550 feet of Catron Boulevard.

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

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met.