

STAFF REPORT

May 9, 2002

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**No. 02CA029 - Amendment to the Comprehensive Plan to revise the South Robbinsdale Neighborhood Area Future Land Use Plan to identify an alternative designation as General Commercial with a Planned Commercial Development on a 128.16 acre parcel**

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**ITEM 43**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 02CA029 - Amendment to the Comprehensive Plan to revise the South Robbinsdale Neighborhood Area Future Land Use Plan to identify an alternative designation as General Commercial with a Planned Commercial Development on a 128.16 acre parcel</b>
EXISTING LEGAL DESCRIPTION	The east 500 feet of the south 1040 feet of the SE1/4 SE1/4 west of the proposed 5th Street extension, the west 820 feet of the south 1040 feet of the SE1/4 SE1/4, NE1/4 SE1/4 less Hwy 16B ROW and the north 280 feet of the SE1/4 SE1/4, the east 860 feet of the NW1/4 SE1/4, and the east 860 feet of the SW1/4 SE1/4, all located in Section 24, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 128.16 acres
LOCATION	South of Catron Boulevard and west of the proposed 5th Street extension
EXISTING ZONING	General Agriculture (County)
SURROUNDING ZONING	
North:	General Agriculture (County)/General Agriculture (City)
South:	General Agriculture (County)
East:	Light Industrial District/General Commercial District (County)
West:	Highway Service (County)/General Agriculture (County)/Suburban Residential 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

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the Comprehensive Plan to revise the South Robbinsdale Neighborhood Area Future Land Use Plan to identify an alternative designation of General Commercial land use with a Planned Commercial Development on a 128.16 acre parcel 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 General Agriculture District by Pennington County. The adjacent land located to the east is zoned General Commercial and Light Industrial Districts by Pennington County. The adjacent land located to the north is zoned General Agriculture District in the City and General Agriculture District by Pennington County. The adjacent land located to the south is zoned General Agriculture District by Pennington County. The adjacent land located to the west is zoned Highway Service District, General Agriculture District, and Suburban Residential District by Pennington County. The adopted Comprehensive Plan for Rapid City identifies the subject property as appropriate for Public Drainage and General Commercial with a Planned Commercial Development, Low Density Residential with a Planned Residential Development, Medium Density Residential with a Planned Residential Development, and Office Commercial 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 Committee and applicant agreed on a specific area that would be identified as General Commercial with a Planned Commercial Development as an alternative designation if that specific area would be developed as a future mall site. The Planned Commercial Development would be appropriate as there would be an adequate review procedure to promote compatibility with adjacent land uses. It also provides the

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property owner with a method to design an area that might not otherwise be available under normal zoning regulations.

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.

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.