

STAFF REPORT

May 23, 2002

No. 02CA033 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Future Land Use Plan to change the future land use designation for a 29.485 acre parcel from a Planned Residential Development with one dwelling unit per acre to Park Forest

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GENERAL INFORMATION:

PETITIONER

Dream Design International, Inc.

REQUEST

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EXISTING
LEGAL DESCRIPTION

Describing a previously unplatted portion of the SE1/4 of the SW1/4 and the NE 1/4 of the SW 1/4 of Section 23, Township 1 North, Range 7 East, Black Hills Meridian, City of Rapid City, County of Pennington, South Dakota more particularly described as follows: Beginning at a stone monument that is identical to the 1/4 corner common to Sections 23 and 26 T1N, R7E, B.H.M. thence continuing from the point of beginning South 89°50'50" West a distance of 832.21 feet along the line between Sections 23 and 26 to a point that is identical to the intersection of the line between said sections and the current commercial zoning line; thence North 13°43'23" East a distance of 33.11 feet along the current commercial zoning line to an angle point in the current commercial zoning line; thence North 50°07'47" East a distance of 264.10 feet along the current commercial zoning line to an angle point in said zoning line; thence North 0°05'37" East a distance of 450.00 feet along the current commercial zoning line to an angle point in said zoning line; thence North 72°22' 41" East a distance of 180.00 feet along the current commercial zoning line to angle point in said zoning line; thence North 14°47' 21" East a distance of 545.48 feet to a point; thence North 25°58' 18" West a distance of 789.13 feet to a point; thence North 0°00' 32" East a distance of 475.00 feet to a point; thence North 89°59'28" West a distance of 175.00 feet to a point on the East line of Lot 1 Block 2 Aladdin Heights Subdivision as shown on the plat filed in Book 12 of plats Page 158; thence North 0°00'32" East a distance of 30.00 feet along the East line of said Lot 1 to

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a point identical to the North East corner of said Lot 1; thence North 0°00' 32" East a distance of 199.93 feet along the East line of Lot 3 Block 3 Aladdin Heights Subdivision as shown on the plat recorded in Book 14 of plats Page 68 to a rebar with cap marked Fisk Eng. 1771 said rebar being on the South line of Tract D of Medicine Ridge No. 2 Subdivision as shown on the plat filed in Book 14 of plats Page 227; thence North 89°55'31" East a distance of 346.35 feet along the South line of said Tract D to a rebar with cap marked Francis Meador 1019 said rebar being on the West line of Tract G as shown on the plat filed in Book 11 of plats Page 59; thence South 0°11'40" East a distance of 450.90 feet along the West line of said Tract G to a rebar with cap marked Francis Meador 1019 said rebar being identical to the Southwest corner of said Tract G; thence South 89°56'13" East a distance of 481.92 feet along the South line of said Tract G to a rebar and cap marked Francis Meador 1019 said rebar being identical to the Southeast corner of said Tract G and on the 1/4 line between the SW 1/4 and the SE 1/4 of said Section 23; thence South 0°01' 16" East a distance of 2196.74 feet to the point of beginning. Containing 29.485 acres or 1,284,383.034 square feet more or less.

PARCEL ACREAGE	Approximately 29.485 acres
LOCATION	East of U.S. Highway 16 and 1/4 mile north of Catron Blvd
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District w/ PDD
East:	General Agriculture District/Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	4/26/2002

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REPORT BY

Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Future Land Use Plan to change the future land use designation for a 29.485 acre parcel from a Planned Residential Development with one dwelling unit per acre to Park Forest be approved.

GENERAL COMMENTS:

The applicant is seeking to change the future land use designation from a Planned Residential Development with one dwelling unit per acre to Park Forest on the above legally described property. The applicant has also submitted a Rezoning request to change the zoning from General Agriculture District to Park Forest District on the subject property. (See companion item #02RZ029.)

The property is located approximately 400 feet east of U.S. Highway 16 and 1,320 feet north of Catron Boulevard and is currently void of any structural development. The property is a part of a proposed 86 acre development to be known as "Tower Ridge". The applicant has also submitted several additional Comprehensive Plan Amendments, Rezoning requests and Planned Development Designation requests on the balance of the proposed 86 acre development.

STAFF REVIEW: The South Robbinsdale Neighborhood Area Future Land Use Plan is a framework within which development and rezoning proposals can be measured and evaluated. The Plan is intended to guide the orderly growth of the community. The Future Land Use Committee has anticipated that in order for the plans to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions will be required.

The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the property as appropriate for one dwelling unit per acre with a Planned Residential Development. The proposed Park Forest designation on the subject property will limit residential development to one dwelling unit per three acres. In addition, the intent of the Park Forest District is to allow residential development while preserving the City's natural beauty and open character. The location of the subject property, 1/4 mile north of Catron Boulevard, and the proposed minimum three acre lot size may preclude the need to require a Planned Residential Development.

The Future Land Use Committee reviewed the plan amendment and the proposed future use of the property with the applicant. The Committee concurred that the proposed use of the property may be compatible with proposed and existing adjacent developments. In

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addition, the Committee indicated that the remoteness of the property in conjunction with the proposed lot size(s) precludes the need to maintain a Planned Residential Development for the property.

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. Staff will notify the Planning Commission at the May 23, 2002 Planning Commission meeting if this requirement has not been met.