

STAFF REPORT

May 23, 2002

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**No. 02CA035 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Future Land Use Plan to change the future land use designation for a 18.927 acre parcel from Planned Residential Development with two dwelling units per acre to Medium Density Residential**

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**ITEM 40**

GENERAL INFORMATION:

PETITIONER

Dream Design International, Inc.

REQUEST

**No. 02CA035 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Future Land Use Plan to change the future land use designation for a 18.927 acre parcel from Planned Residential Development with two dwelling units per acre to Medium Density Residential with a Planned Residential Development**

EXISTING  
LEGAL DESCRIPTION

A previously unplatted parcel of land in the NE ¼ of the NW ¼ Section 26, Township 1 North, Range 7 East, Black Hills Meridian, located in the City of Rapid City, Pennington County, South Dakota. Being more particularly described as follows: Commencing at the stone monument for the ¼ corner common to Sections 23 and 26, T1N, R7E, B.H.M. thence along the line between Sections 23 and 26 South 89°59'50" West a distance of 329.50 to a rebar and cap marked Davis & Atkins Assoc. 3095 said rebar being identical to the northwest corner of Tract A as shown on the plat recorded in Book 22 of plats Page 182 and the Point of Beginning; thence South 00°08'12" West a distance of 1277.17 along the West line of said Tract A to a rebar with cap marked Davis & Atkins Assoc. 3095 said rebar being identical to the Southwest corner of said Tract A; thence a distance of 48.44 feet southwesterly along a curve that is the northwesterly R.O.W. of the Highway 16 Bypass, said curve is concave to the Southeast, having a radius of 2939.79 feet and a chord direction of South 23°05'24" West, to a rebar with cap marked Fisk Engr. 1771; thence South 89°54'41" West a distance of 644.75 feet along the 1/16th line to a rebar with cap marked Davis & Atkins Assoc. 3095 said rebar being identical to the Southeast corner of said Lot A as shown on the plat recorded in Book 23 of plats Page 157; thence North 0°03'20" East a distance of 660.89 feet along the East line of said Lot A to a rebar with cap marked LS 6117 said rebar being identical to the Northeast corner of said



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The property is located approximately 1,250 feet east of the Catron Boulevard/U.S. Highway 16 intersection on the north side of Catron Boulevard. 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 to the north as appropriate for single family residential use. The proposed Medium Density Residential designation on the subject property will allow for multi-family residential development. As previously indicated Catron Boulevard is located south of the subject property and is identified as a principal arterial road on the Major Street Plan. The Medium Density Residential land use area will serve as a transitional area between the single family residential use to the north and Catron Boulevard. The previously approved Planned Development Designation will provide an opportunity to mitigate possible impacts on the surrounding properties and Catron Boulevard.

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 conjunction with the previously approved Planned Development Designation. Access, interior road networking, lighting, drainage, visual impact and the extension of water and wastewater concerns must be addressed and mitigated as a part of the review for an Initial and Final Planned Residential Development.

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.