

STAFF REPORT

June 29, 2000

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**PDD #00PD028 - Planned Development Designation**

**ITEM 23**

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GENERAL INFORMATION:

PETITIONER	Patrick R. Hall
REQUEST	<b>PDD #00PD028 - Planned Development Designation</b>
LEGAL DESCRIPTION	South 1/2 of Lot 4R and Lots 5 and 6, less Greenway Tract 11, Laws Subdivision located in the NW1/4 of NE1/4, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .408 Acres
LOCATION	600 Dakota Drive
EXISTING ZONING	Medium Density Residential
SURROUNDING ZONING	
North:	General Commercial
South:	Flood Hazard
East:	Flood Hazard
West:	Medium Density Residential
PUBLIC UTILITIES	City Sewer and Water
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved in conjunction with the associated rezoning to Office Commercial.

GENERAL COMMENTS: On June 8, 2000 the Planning Commission recommended approval of a rezoning of the subject property from the Medium Density Residential Zoning District to the Office Commercial Zoning District with the condition that the petitioner submit an application for a Planned Development Designation. On June 5, 2000 the City Council continued action on the second reading of this rezoning to allow the petitioner to submit the Planned Development Designation application. The subject property is located on the east side of Dakota Drive directly south of the McDonalds Restaurant parking lot. The property is currently undeveloped.

STAFF REVIEW: According to the Zoning Ordinance, a Planned Development Designation is a procedure by which property can be officially designated as a future Planned Residential Development, Planned Unit Development, Planned Commercial Development, or Planned Light Industrial Development prior to approval of an Initial or Final Development Plan. The factors established by the Ordinance in determining whether a property should be included in a Planned Development Designation are as follows: "i. When the property is characterized by

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environmentally sensitive areas or extreme or unusual topography; ii. When the location of the property is such that its development may have unusually significant impacts upon public infrastructure or surrounding developed areas; and iii. When the property is of unusual importance to the community in terms of its aesthetic, historic, or cultural value.” In the case of the subject property, the Planned Development Designation would primarily be geared towards criterion #2 by protecting the surrounding residential area and park areas from adverse impacts caused by the commercial development of the subject property. In the future when the property owner submits a Planned Residential Development request, Staff will review factors such as density, building setbacks, landscaping and buffering, off-street parking and circulation, curb cuts, and similar site details to ensure the development is compatible with the surrounding neighborhood.

The required Planned Development sign has been posted on the property. As of this writing, the receipts from the certified mailing have not yet been returned. Staff will notify the Planning Commission on June 29, 2000 if the receipts are not received by then. Staff has not received any inquires regarding the Planned Development Designation specifically but two phone calls and a letter were received in response to the original rezoning request.