

STAFF REPORT

July 13, 2000

**PDD #00PD027 - Rezoning from Low Density Residential
to Medium Density Residential**

ITEM 6

GENERAL INFORMATION:

PETITIONER	Philip Hunter
REQUEST	PDD #00PD027 - Planned Development Designation
LEGAL DESCRIPTION	The south 237 feet of Lot 5, Harter Tract, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .47 Acres
LOCATION	2326 Canyon Lake Drive
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Medium Density Residential
South:	Flood Hazard
East:	Low Density Residential
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 the Medium Density Residential Zoning District.

GENERAL COMMENTS: **This Staff Report has been revised as of July 1, 2000. New or revised text is shown in bold print.** On May 25, 2000 the Planning Commission recommended approval of a rezoning of the subject property from the Low Density Residential Zoning District to the Medium Density Residential Zoning District. On June 5, 2000 **and June 19, 2000** the City Council continued action on the second reading of this rezoning to allow the petitioner to submit a Planned Development Designation application. The City Council's decision followed testimony from neighboring property owners concerned with potential development in the area. **The petitioner submitted an application for a Planned Development Designation that was heard by the Planning Commission on June 29, 2000. The Planning Commission, however, continued action on the item on June 29 as the petitioner had not yet returned the certified mail receipts from the required mailing.** The subject property is located at the northeast corner of the intersection of Canyon Lake Drive and Harter Drive and is approximately .47 acres in size. There are currently two single-family structures located on the subject property.

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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 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 areas from adverse impacts caused by the development of the subject property – particularly traffic impacts. 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 **July 13, 2000** if the receipts are not received by then. Staff has received one telephone inquiry regarding this request. The caller expressed concern with the potential for increased traffic on Harter Drive caused by multi-family housing development on the subject property.