

STAFF REPORT

August 10, 2000

PDD #00PD033 - Planned Development Designation

ITEM 8

GENERAL INFORMATION:

PETITIONER	Centerline for Jan Gray
REQUEST	PDD #00PD033 - Planned Development Designation
LEGAL DESCRIPTION	Beginning at the northwest corner of Section 26, T1N, R7E, B.H.M., thence N89 59'52.8"E, 1818.07 feet to point No. 100, the true point of beginning, thence N89 59'44.6"E, 506.08 feet to point No. 6, thence S0 07'49"W, 1277.08 feet to point No. 7, thence on a left curve with R=2939.79', arc of 52.23' to point No. 5, thence S89 55'56"W, 642.31 feet to point No. 12, thence N0 01'41.6"E, 662.79 feet to point No. 11, thence N13 33'40.9"E, 681.81' to point No. 100, the true point of beginning, this parcel containing 18.9890 acres, more or less
PARCEL ACREAGE	Approximately 18.9890 Acres
LOCATION	On the east side of U.S. Highway 16, north of the Waterslide Park
EXISTING ZONING	No Use (City)
SURROUNDING ZONING	
North:	No Use (City)
South:	Low Density Residential (County)
East:	(County)
West:	No Use (City)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planned Development Designation be denied without prejudice.

GENERAL COMMENTS: This Planned Development Designation is a companion item to a proposed rezoning of this property and to a comprehensive plan amendment. The property is currently zoned No Use. The applicant is proposing to rezone the property to Medium Density Residential District with a Planned Development Designation. In addition, the property is located within the South Robbinsdale Future Land Use Plan and is identified as appropriate for development as a Planned Residential Development with a maximum of one dwelling unit per acre. The applicant has submitted a separate request to change the future land use

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designation from Planned Residential Development to Medium Density Residential District with a Planned Development Designation.

According to the Rapid City 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. One of the factors established by the Ordinance in determining whether a property should be a Planned Development designation is – *“When the location of the property is such that its development may have unusually significant impacts upon public infrastructure or surrounding developed areas.”*

STAFF REVIEW: Staff is recommending that the Planned Development Designation request be denied without prejudice. The accompanying rezoning request is not appropriate for the area or in compliance with the adopted South Robbinsdale Neighborhood Area Future Land Use Plan. Staff is recommending that this item be denied without prejudice to allow the applicant to submit specific plans and information describing the proposed development in order to determine if the proposed rezoning request is conflict with the development plan of Rapid City.