

STAFF REPORT

September 21, 2000

PDD #00PD044 - Planned Development Designation

ITEM 14

GENERAL INFORMATION:

PETITIONER	Centerline for Jan Gray
REQUEST	PDD #00PD044 - 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 District (City)
SURROUNDING ZONING	
North:	No Use District (City)
South:	Low Density Residential District (County)
East:	District (County)
West:	No Use District (City)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved in conjunction with the associated rezoning request with the condition that no sign permits or billboards shall be allowed unless approved as part of a Final Development Plan.

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 Low Density Residential II District with a Planned Development Designation. In addition, the property is located within the South Robbinsdale Future Land Use Plan and is currently 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

STAFF REPORT

September 21, 2000

PDD #00PD044 - Planned Development Designation

ITEM 14

land use designation as identified to a Planned Development Designation with a maximum of two dwelling units per acre. (See companion items).

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 believes that the future development or redevelopment of the subject property adjacent to Catron Boulevard, a significant east-west arterial connection for the City, could have a significant impact upon the infrastructure in the area. The Planned Development Designation can insure that the development of this site provides a positive residential development without negatively impacting Catron Boulevard or the surrounding properties.

STAFF REVIEW: Areas along Catron Boulevard have experienced additional growth and development over the past few years. In 1998, a Planned Residential Development was approved to allow 74 residential lots, an equestrian center and mini-storage units to be constructed south of the subject property, across Catron Boulevard. The extension of municipal services to the area and the completion of a significant east-west arterial connection have changed conditions within the area to support the extension of residential development. With the completion of Catron Boulevard, it is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future. Discussions are currently being held to attempt to extend utility services to the area.

The additional review provided by the Planned Residential Development process will insure that any possible adverse impacts of any future development of the site will be adequately mitigated. Potential issues that will need to be addressed through the Planned Residential Development include grade issues as well as soil stability issues, drainage concerns and wild fire hazard issues. In particular, the preliminary South Truck Route Drainage Basin Drainage Plan identifies one dwelling unit per acre on the subject property. Allowing two dwelling units per acre may result in revisions to the drainage plan depending upon the amount of impervious area created by the proposed residential development. Due to the limitations presented by the topography of the property, creative and unique residential designs may be necessary to insure that the development functions correctly without impeding drainage, and at the same time, to insure adequate road networking within the development. In addition, the property currently has one access point onto Catron Boulevard resulting in limited access to the proposed development. A deceleration lane may be needed along this portion of Catron Boulevard to accommodate the traffic that may be generated from the proposed residential development onto the roadway. The City Council recently approved an amendment to the Street Design Criteria Manual stating that “...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than

STAFF REPORT

September 21, 2000

PDD #00PD044 - Planned Development Designation

ITEM 14

forty (40) dwelling units are exclusively accessed from a street". If more than forty dwelling units are proposed, then a second access road must be constructed to serve as access to the property.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the applicant to acquire Low Density Residential II District for the property but will also allow the City to adequately address site specific issues at the time a development proposal is prepared. According to the Planned Development Designation Ordinance, no building permits or off-premise signs will be permitted until such time as a Final Development Plan is approved.

As of this writing, the receipts from the certified mailings have not been returned. The Planned Development sign has been posted on the property. Staff has not received any calls or inquires regarding this proposal.