

STAFF REPORT

October 26, 2000

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**PDD #00PD049 - Planned Development Designation**

**ITEM 25**

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GENERAL INFORMATION:

PETITIONER	Dream Design for Doyle Estes
REQUEST	<b>PDD #00PD049 - Planned Development Designation</b>
LEGAL DESCRIPTION	The west 340 feet of the unplatted portion of the S1/2 of the N1/2 of the SW1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.539 Acres
LOCATION	Approximately 1000 feet north of Jolly Lane Road off of Race Track Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	General Commercial District (City)
PUBLIC UTILITIES	To be extended
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 Petition of Annexation, a rezoning request to rezone the subject property from No Use District to Low Density Residential District, a Comprehensive Plan Amendment and a Layout Plat to subdivide the property into two lots. The applicant has indicated that the "Children's Home Organization" is proposing to construct a children's home on the subject property to serve displaced children within our community.

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*

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*development may have unusually significant impacts upon public infrastructure or surrounding developed areas.”* The Planned Development Designation can insure that the development of this site as a children’s home does not negatively impact the surrounding properties.

**STAFF REVIEW:** The properties to the north, east and south are located in Pennington County, outside of the City limits of Rapid City, and are currently zoned Suburban Residential District. The properties to the south and east are existing residential developments with lots ranging in size from .22 to 1.65 acres in size. The property to the north is currently void of any structural development. As previously indicated, the applicant is proposing to plat the subject property into two lots sized 1.059 and 1.480 acres, respectively. The applicant is proposing to amend the Elk Vale Neighborhood Area Future Land Use Plan from Public with an alternate designation of General Commercial with a Planned Commercial Development to Low Density Residential District. The applicant has indicated that drainage concerns associated with the subject property result in the property being more conducive to limited residential development in lieu of commercial development. The rezoning request in conjunction with the proposed Planned Development Designation will allow for the extension of existing residential development within 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 sewer and water concerns. In particular, a complete drainage plan must be submitted identifying and designing an outlet channel for proposed detention in order to insure that adequate drainage easement(s) are provided. A Master Plan identifying the extension of City sewer and water to the subject property must also be submitted for review and approval. In order to mitigate any negative impact the proposed children’s home may have on existing and future residential development within the area, any lights to be located on the property will be designed so as not to negatively impact the surrounding properties. In addition, a residential scale building with residential design characteristics, landscaping and screening will be required in order to further mitigate the negative impact that the proposed use may have on adjacent properties.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development will allow the applicant to acquire Low Density Residential 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 nor has the sign been posted on the property. Staff will notify the Planning Commission at the October 26, 2000 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.