

STAFF REPORT

December 7, 2000

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**PDD #00PD063 - Planned Development Designation**

**ITEM 23**

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GENERAL INFORMATION:

|                    |   |
|--------------------|---|
| PETITIONER         | City of Rapid City  |
| REQUEST            | <b>PDD #00PD063 - Planned Development Designation</b>   |
| LEGAL DESCRIPTION  | A tract of land located in the Southwest one-quarter of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. Described in more details as follows: Beginning at the northwest corner of said Southwest one-quarter of Section 16; thence North 89° 53'45" East along the north line of said Southwest one-quarter a distance of 1404.49 feet; Thence South 25°29'36" West a distance of 1072.85 feet to a point of curve; Thence along the arc of said curve to the right having a radius of 204.00 feet a distance of 27.20 feet; Thence departing said curve North 60°47'57" West a distance of 304.64 feet; Thence North 64°12'46" West a distance of 736.41 feet to the west line of said Southwest one-quarter; Thence North 0°02'47" West a distance of 520.56 feet to the Point of Beginning, containing 21.4 acres, more or less |
| PARCEL ACREAGE     | Approximately 21.4 Acres  |
| LOCATION           | At the southern terminus of South Valley Drive  |
| EXISTING ZONING    | No Use District (City)  |
| SURROUNDING ZONING |   |
| North:             | No Use District (City)  |
| South:             | General Agriculture District (City)   |
| East:              | General Agriculture District (City)   |
| West:              | Limited Agriculture District (County)   |
| PUBLIC UTILITIES   | None  |
| REPORT BY          | Bill Lass   |

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved in conjunction with the associated rezoning request and with the following stipulation:

Urban Planning Division Recommendations:

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1. No sign permits shall be issued for the property until such time that a Planned Commercial Development/Initial and Final Development Plan have been approved.

GENERAL COMMENTS: This application for a Planned Development Designation is the companion request to the proposed rezoning of the subject property from the No Use District to the Office Commercial Zoning District (see related Staff Report). The petitioner has submitted this request for a Planned Development Designation for a 21.4 acre parcel of unplatted land. Most of the property was annexed by the City on March 6, 2000. The subject property is located within the proposed Plum Creek Subdivision. Several Layout Plats have been approved for Plum Creek Subdivision over the past year. The most recent Layout Plat was approved by the City Council on October 16, 2000. That Layout Plat proposed Office Commercial land uses north of the future intersection of Minnesota Street and the Southeast Connector.

STAFF REVIEW: 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 noted during their review of the last Layout Plat for the subject property, that adverse impacts could occur between the commercial areas and the adjacent residential areas of the Plum Creek development unless a Planned Development was secured for the property. Staff believes that the Planned Development Designation and future Planned Commercial Development will give the developer and the City the ability to mitigate any substantial adverse impacts. Site specific issues such as landscaping, building elevations, building setbacks, drainage impacts, parking lot locations and design, exterior lighting and signage will be addressed as part of the future Planned Commercial Development to ensure that no adverse impacts to adjoining residential areas occurs.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the property owner to acquire Office Commercial zoning 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 can be issued for this property until a development proposal has been submitted to the City and approved as an Initial and Final Development Plan.

The required Planned Development sign has been posted on the subject property. The required mailing of surrounding property owners has also been completed. Staff has not received any objections or inquiries regarding this request.

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