

STAFF REPORT

December 7, 2000

PDD #00PD065 – Planned Development Designation

ITEM 27

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	PDD #00PD065 - Planned Development Designation
LEGAL DESCRIPTION	A tract of land located in the North One-Half of the Southwest One-Quarter of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. Described in more detail as follows: Commencing 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 1027.55 feet to the Point of Beginning; Thence South 25°29'36" West a distance of 45.30 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 63.02 feet; Thence South 43°11'32" West a distance of 414.73 feet to the south line of said North One-Half of the Southwest One-Quarter of Section 16; Thence North 89°56'08" East along said south line a distance of 2024.60 feet to the east line of said North One-Half of the Southwest One-Quarter of Section 16; Thence North 0°00'00" West along the east line of said North One-Half of the Southwest One-Quarter of Section 16 a distance of 113.40 feet; Thence North 90°00'00" West a distance of 269.72 feet; Thence North 0°00'00" East a distance of 154.40 feet; Thence North 90°00'00" West a distance of 330.00 feet; Thence North 0°00'00" East a distance of 125.00 feet; Thence North 90°00'00" west a distance of 1086.11 feet to the Point of Beginning, containing an area of 14.0 acres, more or less
PARCEL ACREAGE	Approximately 14 Acres
LOCATION	At the southern terminus of South Valley Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Low Density Residential-II District (PRD)
South:	General Agriculture District
East:	Low Density Residential-II District (PRD)
West:	No Use District

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PUBLIC UTILITIES None

REPORT BY Bill Lass

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved in conjunction with the associated rezoning from the No Use District to Low Density Residential – II.

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 Low Density Residential - II Zoning District (see related Staff Report). The petitioner has submitted this request for a Planned Development Designation for a fourteen 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 Layout Plat approved by the City Council on July 10, 2000 proposed low density residential land uses (including single-family and townhouse development) on the subject property. Staff at that time indicated that Low Density Residential Zoning could be supported provided that a Planned Development Designation was also approved for the property (see related Staff Report). The property directly to the north of the subject property is also part of the Plum Creek Subdivision. On July 10, 2000 a rezoning to Low Density Residential – II and a Planned Residential Development/Final Development Plan was approved for this adjacent property.

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 earlier Layout Plat that a Planned Development Designation was appropriate for the subject property for three primary reasons: (a) mitigation of negative impacts resulting from adjacency to commercial zoning, (b) making the zoning of the subject property consistent with the residentially-zoned property to the north, and (c) addressing development factors suggested by the property owner including townhouse development and common open space areas. Staff believes that the Planned Development Designation and subsequent Planned Residential Development will give the developer and the City the ability address these issues. Site specific issues such as landscaping, buffering, building elevations and setbacks will be addressed as part of the future Planned Residential Development.

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Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the property owner attain Low Density Residential - II 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.