

STAFF REPORT

April 26, 2001

No. 01PD003 - Planned Development Designation

ITEM 36

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for John Skulborstad and Peter Torino
REQUEST	No. 01PD003 - Planned Development Designation
LEGAL DESCRIPTION	Lot 1 of Lot F-1, Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1 Acres
LOCATION	North of the Cleghorn Fish Hatchery on U.S. Highway 44 West
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Limited Agriculture District (County) / Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District / Medium Density Residential District
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

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

GENERAL COMMENTS: **This item has been continued several times since the February 22, 2001 Planning Commission meeting to be heard in conjunction with an associated Preliminary and Final Plat. This Staff Report has been revised as of 4/16/01. All revised or added text is shown in bold print.** The Planned Development Designation is a companion item to a proposed rezoning request on the subject property. The applicant is proposing to change the zoning from Park Forest to Office Commercial with a Planned Development Designation in order to allow a photography studio on the property. In addition, the applicant has submitted a Preliminary and Final Plat to create a one acre lot and a Subdivision Regulations Variance request to waive the requirement for sewer, water, sidewalk and street light conduit. (See companion items #01RZ001, 01PL007 and 01SV005, respectively.)

Currently an unoccupied building is located on the property. At one time the building was the site of the Johnson Siding Volunteer Fire Department.

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STAFF REVIEW: During the review of the Preliminary and Final Plat, staff identified that additional site evaluation information and a revised Master Plan must be submitted prior to the project going forward. The Engineering Division has indicated that concerns regarding proposed approach location(s) along Jackson Boulevard may interfere with the proposed commercial use on the subject property **On April 2, 2001, the applicant submitted a revised Master Plan. The applicant also submitted topographic information for Lot 1 and for a portion of the balance of the property. The revised Master Plan does not address the alignment, length and grade issues on the proposed interior road as previously requested. Staff is recommending that one approach located on Lot 1 serve as access to the entire development as proposed on a previously approved Layout Plat in lieu of the two approaches as shown on the revised Master Plan. In addition, the approach should align as closely as possible to Chapel Lane located on the south side of Jackson Boulevard. Extending an interior roadway across Lot 1 may require that the existing building be removed in part or in whole and/or that an easement or right-of-way be obtained from the adjacent property owner. The revised Master Plan identifies that future development on proposed Lot 1 may include four units of office commercial development. One of the four units may continue to include a photography studio. The access issue must be addressed prior to the property being rezoned from Park Forest District to Office Commercial District with a Planned Development Designation in order to determine the potential impact and/or conflict between the proposed use and the interior road. Staff is recommending that the Planned Development Designation be denied without prejudice in order for the applicant to submit a revised Preliminary and Final Plat addressing the access issue.**