

STAFF REPORT

July 5, 2001

No. 01PD035 - Planned Development Designation

ITEM 72

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Ken Berglund
REQUEST	PDD #01PD035 - Planned Development Designation
LEGAL DESCRIPTION	A tract of land located in the Northeast One-Quarter of the Southeast One-Quarter (NE1/4 SE1/4) of Section Twenty-Two (22), Township One North (T1N), Range Seven East (R7E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the northeast corner of the Southeast One-Quarter of the previously described property, said point being along the easterly line of Section Twenty-Two and coincident with the ¼ Section Line; Thence, southerly along the Section Line, S 00 degrees, 03 minutes, 25 seconds E, a distance of 836.82 feet; Thence, S 89 degrees, 57 minutes, 28 seconds W, a distance of 299.41 feet; Thence, N 00 degrees, 00 minutes, 00 seconds W, a distance of 187.14 feet; Thence, N 52 degrees, 14 minutes, 07 seconds W, a distance of 214.26 feet; Thence, N 52 degrees, 14 minutes, 07 seconds W, a distance of 41.37 feet; Thence, N 23 degrees, 00 minutes, 00 seconds E, a distance of 100.56 feet; Thence, N 23 degrees, 00 minutes, 00 seconds E, a distance of 432.55 feet to a point on the ¼ Section Line; Thence, easterly along said ¼ Section Line, N 89 degrees, 28 minutes, 31 seconds E, a distance of 259.25 feet; Thence, continuing easterly along said ¼ Section Line, N 89 degrees, 34 minutes, 29 Seconds E, a distance of 33.12 feet to the point of beginning. Said tract of land contains 7.2 acres, more or less
PARCEL ACREAGE	Approximately 7.2 acres
LOCATION	5501 Berglund Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	Business Park District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended

STAFF REPORT

July 5, 2001

No. 01PD035 - Planned Development Designation

ITEM 72

REPORT BY

Vicki L. Fisher

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

GENERAL COMMENTS: This Planned Development Designation request is the companion item to a request to rezone the subject property from General Agriculture District to Medium Density Residential District.

The applicant had originally submitted an Initial Development Plan. However, at the June 7, 2001 Planning Commission meeting, the applicant requested that the Initial Development Plan be denied without prejudice. The applicant has indicated that specific development plans for the property have not been determined at this time. On June 8, 2001, the applicant submitted a Planned Development Designation request for the subject property. The Planned Development Designation precludes the requirement to submit specific development plans.

The applicant has also submitted a request to rezone approximately 17.79 acres located directly west of the subject property from General Agriculture District to Park Forest District with an Initial and Final Planned Residential Development. In addition, the applicant has submitted a Layout Plat to create one 7.2 acre parcel and a Preliminary and Final Plat to subdivide the adjacent 17.79 acres into three lots to be known as Lots 1 thru 3 of Squirrelly Acres. The applicant has also submitted a Subdivision Regulations Variance request to waive the requirements for paving, curb, gutter, sidewalk, dry sewer and street light conduit for all four lots and to waive the requirement to submit topographic information and to allow lots twice as wide as they are long on Lots 1 thru 3. (See companion items 01PL044, 01PL047, 01SV009, 01SV012, 01RZ024, 01RZ025, and 01PD027.)

The property is located at the southern terminus of Berglund Road, directly west of the Sodak building on U. S. Highway 16. Currently, three residences are located on the property.

STAFF REVIEW: A number of issues have been identified in conjunction with the proposed Planned Development Designation. These issues must be addressed by the applicant as part of any future Planned Residential Development Initial and Final Development Plan.

Density: On April 26, 2001, the City Council approved a Comprehensive Plan Amendment to change the future land use designation from Planned Residential Development with 1 dwelling unit per acre and Low Density Residential Density Residential with a Planned Residential Development to a Planned Residential Development with 3.8 dwelling units per acre. As mentioned above, the applicant has submitted a rezoning request to rezone the subject property from General Agriculture District to Medium Density Residential. The purpose of the Medium Density Residential District as stated in the Zoning Ordinance is to provide areas within the City with medium or high population density. The principal uses of land may range from single-family to multiple-family apartment uses. Any proposed development can not exceed 3.8 dwelling units per acre on the property, inclusive of the adjacent 17.72 acres, nor can more than 40 dwelling units be served exclusively by one

STAFF REPORT

July 5, 2001

No. 01PD035 - Planned Development Designation

ITEM 72

road providing ingress and egress.

Grading Plan and Drainage Plan: The Engineering Division has indicated that a grading plan and a drainage plan must be submitted for review and approval. The Engineering Division has also indicated that on-site detention will be required if the property is developed to a density greater than that assumed in the Arrowhead Drainage Basin Design Plan. Staff is recommending that a grading plan and a drainage plan be submitted for review and approval as a part of the Initial Development Plan.

Access: A section line right-of-way is located along the east lot line and serves as access to the property. Preliminary review identifies that the road within the section line right-of-way as well as that portion of Berglund Road extending from the section line right-of-way must be improved to City standards upon Final Plat and/or Final Planned Residential Development approval. In addition, a private access easement is located along the west lot line. The easement must also be improved to City standards as a part of the development of this lot.

Water and Wastewater System: The applicant is proposing to utilize existing on-site wastewater systems and a community well to serve the proposed three lots located directly west of the subject property. However, upon development of the subject property, City sewer and water must be extended. Plans prepared by a Registered Professional Engineer must be submitted showing the extension of water mains and sewer lines to the property as a part of the Initial Development Plan.

Impact on Surrounding Properties: The property located to the north is zoned Park Forest District with two residences currently located on the property. In addition, three residences are located directly west of the subject property. The property to the east is zoned Business District and is the location of "SoDak". The property to the south is zoned General Agriculture District and is currently void of any structural development. In order to mitigate any negative impact the medium density residential use may have on existing and future residential development within the area, the structural design of any buildings must be residential in design and character. In addition, any lights to be located on the property must be designed so as not to negatively impact the surrounding properties. Landscaping and screening will be required in order to further mitigate the negative impact that the proposed medium density residential use may have on adjacent properties.

The issues identified above can be addressed through the Planned Residential Development process so that the development does not adversely affect the infrastructure, adjoining properties, or the community at large.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the petitioner to acquire General Commercial zoning for the property and will also allow the City to adequately address site specific issues at the time a development proposal is prepared.

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 July 5, 2001 Planning Commission meeting if these requirements have not been met. Staff has

STAFF REPORT

July 5, 2001

No. 01PD035 - Planned Development Designation

ITEM 72

not received any calls or inquiries regarding this proposal.