

STAFF REPORT

November 8, 2001

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**No. 01PD057 - Planned Development Designation**

**ITEM 16**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 01PD057 - Planned Development Designation</b>
LEGAL DESCRIPTION	Lot A of Tucker Subdivision and Tract AR2 of Needles Subdivision all located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.8 acres
LOCATION	Northeast of the intersection of U.S. Highway 16 and Catron Boulevard
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Commercial District (PD)/Low Density Residential District (PD)
South:	General Commercial District (PD)/Low Density Residential District (PD)/No Use District
East:	Low Density Residential District (PD)
West:	General Commercial District (PD)/No Use District
PUBLIC UTILITIES	City Sewer and City Water to be extended
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved contingent upon the approval of the associated rezoning from No Use District to Low Density Residential District.

GENERAL COMMENTS: This Planned Development Designation request is a companion item to a proposed rezoning from No Use District to the Low Density Residential District. The properties are located northeast of the intersection of U.S. Highway 16 and Catron Boulevard and can be accessed from Catron Boulevard and from U.S. Highway 16.

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 believes that the Planned Development Designation can help to minimize land use conflicts with the surrounding uses when future development

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of this property occurs.

STAFF REVIEW: The subject properties were annexed into the City on August 7, 2001 and are currently located in a No Use Zoning District. The properties are identified in the South Robbinsdale Neighborhood Area Future Land Use Plan as appropriate for Low Density Residential uses with a Planned Development Designation. The surrounding future land use designation to the north and south of the properties is identified as Low Density Residential land use with a Planned Development Designation and General Commercial land use with a Planned Development Designation. The future land use designation to the west is identified as General Commercial land use with a Planned Commercial Development designation. The future land use designation to the east is identified as Low Density Residential land use with a Planned Development Designation.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the petitioners to acquire Low Density Residential zoning for the properties but will also allow the City to adequately address site specific issues prior to an expansion of the current use.

Staff has mailed certified letters to the surrounding property owners and a sign has been posted on the property. Staff has not received any calls or inquiries regarding this request.