



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Community Planning &

Development Services

300 Sixth Street

Robert Laroco, Planner II
Community Planning & Development Services
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: robert.laroco@rcgov.org

MEMORANDUM

TO: Brett Limbaugh, Director, Community Planning and Development Services

FROM: Robert Laroco, Planner II

DATE: October 17, 2013

RE: **Planned Development Designation:** Tract 2 and Tract 4 less Lot H1 of the Pine View Terrace Subdivision, Section 16, T1N, R7EBHM, Rapid City, Pennington County, South Dakota

Recommendation: Approval of the Planned Development Designation in conjunction with the associated request to rezone the property (File #13RZ023) and with the following stipulations:

1. No building permits or sign permits shall be issued for the property until such time as a Final Planned Development has been approved for the property; and,
2. This Planned Development Designation is void if the associated Rezoning request (File #13RZ023) is not approved.

The proposed Planned Development Designation has been routed to all affected departments and agencies. All routings have been returned indicating approval of the proposed Planned Development Designation. All requirements for designating the property as a PDD have been met.

Brett Limbaugh, Director, Community Planning and Development Services

File #13PD042



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Rapid City
 300 Sixth Street, Rapid City, SD 57701-2724
 Phone: (605) 394-4120 Fax: (605) 394-6636 Web: www.rcgov.org

APPLICATION FOR DEVELOPMENT REVIEW

REQUEST (please check all that apply)

- Annexation
- Comprehensive Plan Amendment
- Fence Height Exception
- Planned Development (Overlay)
- Designation
 - Initial Plan
 - Final Plan
 - Major Amendment
 - Minimal Amendment
- Subdivision
 - Layout Plan
 - Preliminary Subdivision Plan
 - Development Engineering Plans
 - Lot Line Adjustment/Consolidation Plat
 - Final Plat
 - Minor Plat
- Rezoning
- Road Name Change

- Conditional Use Permit
 - Major Amendment
 - Minimal Amendment
- Vacation
 - Utility / Drainage Easement
 - R.O.W. / Section Line Highway
 - Access / Non-Access
 - Planting Screen Easement
- OTHER (specify) _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING	Tract 2 and Tract 4 less Lot H1, Pine View Terrace, located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, SD		
PROPOSED	Same		
LOCATION	Park Drive & Wonderland Drive		
Size of Site—Acres	36.26 +/-	Square Footage	Proposed Zoning LDR11
DESCRIPTION OF REQUEST: Per the recommendation of the Planning Commission on 10-10-13 - provide a Planned Development Designation for the above described property.			Utilities: Private / Public
			Water Rapid City
			Sewer Rapid City

APPLICANT

Name Andrew J. Severson Phone 858-487-6630
 Address 12817 Lunada Place E-mail drseverson@san.rr.com
 City, State, Zip San Diego, CA 92128

PROJECT PLANNER - AGENT

Name Fisk Land Surveying & Consulting Engineers, Inc. Phone 605-348-1538
 Address PO Box 8154 (janelle@fisklandsurveying.com) E-mail _____
 City, State, Zip Rapid City, SD 57709

OWNER OF RECORD (if different from applicant)

Name _____ Phone _____
 Address _____ E-mail _____
 City, State, Zip _____

RECEIVED

OCT 15 2013

Andrew J. Severson MDS 10 Oct 2013
 Property Owner Signature Date Property Owner Signature
Andrew J. Severson MDS 10 Oct 2013
 Signature Date Signature Date
 Print Name: Andrew J. Severson MDS Print Name: _____
 Title*: _____ Title*: _____

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

ZONING	
Current	LDR-1
North	LDR-1/PD LNR-2
South	PUB MDR/PD
East	LDR-1 GA
West	LDR-1/PD PUB
Planner	RML/NL
File No.	13 PD 042
Comp Plan	RESIDENTIAL
Received By:	RML

- Public Works/Engineering
- Fire Department
- Transportation Planning
- Building Inspection
- Air Quality
- Police
- City Attorney
- City Code Enforcement
- SD DOT
- BHP&L
- ESCC
- Register of Deeds
- County - Planning
- County - Fire
- County - Highway
- County - Code Enforcement
- Auditor - Annexation
- Drainage
- RV Sanitary District
- Green Valley Sanitary District
- Finance
- GIS
- Historic Preservation
- Parks & Recreation
- School District
- Other: _____

PIN No: 3716400017

Legend

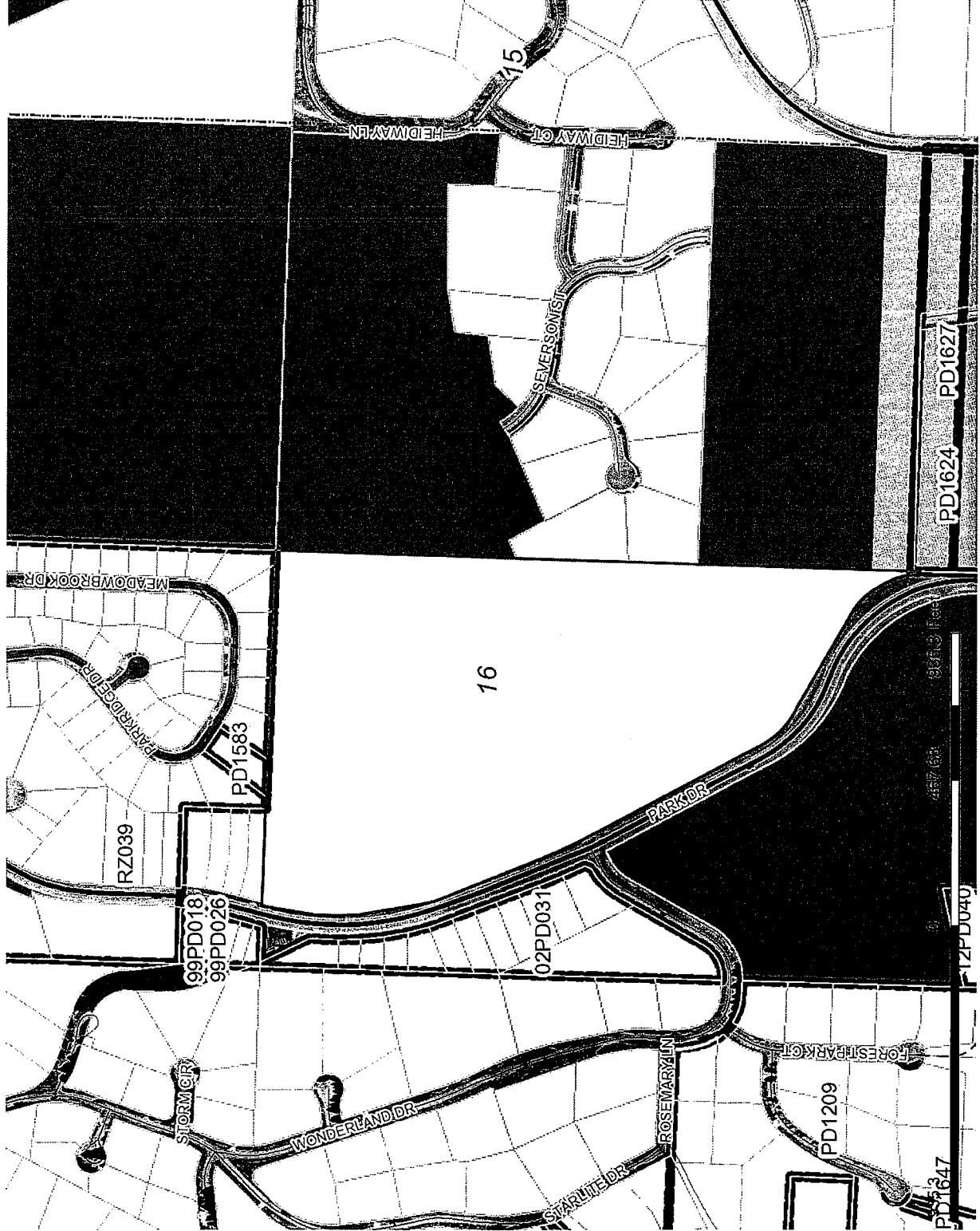
- Roads**
- Interstate
 - US Highway
 - SD Highway
 - County Highway
 - Main road
 - Minor arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
 - FS Highway
 - Driveway
 - Private Alley
 - Unopened alley
 - Unimproved road
 - Trail
 - Airport Runway
 - Not yet coded
- Township/Section Lines**
- 0
 - 7
- Tax Parcels**
- Lot Lines
 - <fill>
 - Lot Line
 - Parcel Line
 - County Line



Map Notes:



DISCLAIMER: This map is provided 'as is' without warranty of any representation to accuracy, timeliness, or completeness. The burden for determining accuracy, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of this map for use in any legal proceeding and is not liable for any damages, including but not limited to, economic and property damage, resulting from the use of this map. This document does not represent a legal survey of the land. There are no restrictions on the distribution of this map. The City of Rapid City and Pennington County make no representations or warranties, express or implied, as to the accuracy, timeliness, merchantability, or fitness for or the appropriateness for use of this map. The user agrees to recognize and honor in perpetuity the copyright and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.



Legend

- Interstate
- US Highway
- SD Highway
- County Highway
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- Ramp
- Paved road
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- Driveway
- Paved Alley
- Unpaved Alley
- Trail
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- Township/Section Lines
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- Tax Parcels
- Lot Lines
- <Null>
- Lot Line
- Parcel Line
- County Line
- Rapid City Planned Developments
- Rapid City Planned Development Designations
- Rapid City Overlay Districts
- Rapid City Zoning Districts
- Airport Zoning District
- Business Park District
- Central Business District
- Chic Center District
- Cement Plant
- Flood Hazard District
- General Agricultural District
- General Commercial District
- High Density Residential District
- Heavy Industrial District
- Hotel-Motel District
- Low Density Residential District
- 2 Low Density Residential District
- Light Industrial District
- Medium Density Residential District
- Mining and Earth Resources Extraction District
- Mobile Home Residential District
- Neighborhood Commercial District
- No Use District
- Office Commercial District
- Park Forest District
- Public District
- Neighborhood Shopping Center District
- Community Shopping Center



Scale: 1: 5,612

Map Notes:

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