

STAFF REPORT

September 26, 2002

No. 02PD042 - Major Amendment to a Planned Residential Development to reduce the boundary of the Planned Residential Development **ITEM 39**

GENERAL INFORMATION:

PETITIONER Renner and Sperlich Engineering for Walgar Development Corp.

REQUEST **No. 02PD042 - Major Amendment to a Planned Residential Development to reduce the boundary of the Planned Residential Development**

EXISTING LEGAL DESCRIPTION A portion of Tract A of Robbinsdale Addition No. 10 and a portion of Tract B of Robbinsdale Addition No. 10 located in SW1/4 of NE1/4 of SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described by metes and bounds as commencing at the northwesterly corner of Lot 1 of Block 26 of Robbinsdale No. 10, common to the southerly right-of-way of Minnesota Street, and the point of beginning, thence, first course: S00°38'52"W, along the westerly boundary of said Lot 1 of Block 26, common to the easterly boundary of Tract A of Robbinsdale Addition No. 10, a distance of 203.04 feet, to the southwest corner of said Lot 1 of Block 26, common to the northwesterly corner of Lot 2 of Block 26 of Robbinsdale No. 10, and the easterly boundary of said Tract A; thence, second course: S00°38'52"W, along the westerly boundary of said Lot 2 of Block 26, common to the easterly boundary of said Tract A, a distance of 227.41 feet, to the southwest corner of said Lot 2 of Block 26, common to the southeasterly corner of said Tract A; thence, third course: S89°40'37"W, along the southerly boundary of said Tract A, common to the boundary of Lot 2 of Block 11 of Robbinsdale No. 10, a distance of 453.13 feet, to a corner of said Tract A, common to a corner of said Lot 2 of Block 11, and a point on the easterly boundary of Tract B of Robbinsdale No. 10; thence, fourth course: S64°33'00"W, parallel with the southerly right-of-way of Minnesota Street, a distance of 312.04 feet; thence, fifth course: N28°45'23"W, a distance of 229.34 feet, to a point on the southerly right-of-way of Minnesota Street; thence, sixth course: N64°33'00"E, along the southerly right-of-way of Minnesota Street, a distance of 672.09 feet; thence, seventh course: northeasterly, curving to

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the right on a curve with a radius of 935.36 feet, a delta angle of 15°40'46", a length of 255.97 feet, a chord bearing on N72°23'23"E, and a chord distance of 255.17 feet, to the Point of Beginning

PARCEL ACREAGE Approximately 5.66 acres

LOCATION On Minnesota Street

EXISTING ZONING Low Density Residential District/Medium Density Residential District w/Planned Urban Development

SURROUNDING ZONING

 North: Medium Density Residential District w/Planned Residential Development

 South: Public District

 East: Public District/Medium Density Residential District w/Planned Residential Development

 West: Office Commercial District

PUBLIC UTILITIES City Sewer and Water

DATE OF APPLICATION 08/30/2002

REPORT BY Jeff Marino

RECOMMENDATION:

Staff recommends that the Major Amendment of a Planned Residential Development Designation be approved.

GENERAL COMMENTS:

The applicant has requested a Major Amendment to a Planned Residential Development Designation that includes the above legally described property. The Major Amendment would significantly reduce the area of the Planned Residential Development. The applicant has indicated that the Development Plan approved in 1985 is not a viable project. The applicant has indicated that he does not intend to change the underlying zoning district but, rather develop residential uses in accordance with the Medium Density Residential Zoning District.

The property incorporated in the Planned Residential Development is located south of Minnesota Street and east of Parkview Drive. There are currently three parcels located within the approved Planned Residential Development. Two of the parcels are undeveloped. The third parcel is developed and used as a group home. The applicant is

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proposing to remove 5.66 undeveloped acres from the approved Planned Residential Development, reducing the area of the Planned Residential Development to 1.76 acres.

STAFF REVIEW:

The original Planned Residential Development was approved with eight stipulations on October 7, 1985. The Planned Residential Development was approved to allow a 52 dwelling unit townhouse development on the 8.4 acre lot. Currently there is no structural development at the site.

The Rapid City Area 2000 Comprehensive Land Use Plan identifies the subject property as appropriate for Medium Density Residential use. No Planned Development Designation was attached to the Land Use Plan. The Major Amendment of the Planned Residential Development Designation is consistent with the approved Future Land Use Plan. Approval of this amendment will allow the applicant to use the land for uses allowed in the Medium Density Residential District without obtaining approval of an Initial and Final Development Plan.

Staff recommends the approval of the Major Amendment to the Planned Commercial Development based on compliance with the adopted South Robbinsdale Neighborhood Future Land Use Plan.

As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the September 26, 2002 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.