

STAFF REPORT

January 4, 2001

PDD #00PD066 - Planned Development Designation

ITEM 17

GENERAL INFORMATION:

PETITIONER	Walgar Development Corp.
REQUEST	PDD #00PD066 - Planned Development Designation
LEGAL DESCRIPTION	A portion of Tract A of Robbinsdale Addition No. 10, and a portion of the NE1/4 of the SE1/4, Section 13, T1N, R7E, B.H.M. Rapid City, Pennington County, South Dakota More fully described as follows: Commencing at the southeast corner of Lot 16 Revised of Block 23 of Robbinsdale Addition No. 10, common with the northerly edge of right-of-way for East Minnesota Street, and the Point of Beginning; Thence, first course: N24 39'00"W, along the easterly boundary of said Lot 16 Revised of Block 23, a distance of 113.92 feet; Thence, second course: N65 42'16"E, a distance of 119.46 feet; Thence, third course: N67 31'50"E, a distance of 60.09 feet; Thence, fourth course: N65 37'01"E, a distance of 124.03 feet, to a point on the southwesterly boundary of Lot 4 of Block 24 of Robbinsdale Addition No. 10; Thence, fifth course: S24 20'00"E, along the southwesterly boundary of said Lot 4 of Block 24, a distance of 106.08 feet, to the southwesterly corner of said Lot 4 of Block 24, common with the northerly edge of right-of-way for East Minnesota Street; Thence, sixth course: S64 33'00"W, along the northerly edge of right-of-way for said East Minnesota Street, a distance of 302.98 feet, to the southeast corner of said Lot 16 Revised of Block 23, and the Point of Beginning; Said Parcel contains 33,335 square feet or 0.765 acres more or less.
PARCEL ACREAGE	Approximately .765 Acres
LOCATION	At the intersection of Minnesota Street and Maple Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District (PRD)
East:	Medium Density Residential District (PRD)
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer

STAFF REPORT

January 4, 2001

PDD #00PD066 - Planned Development Designation

ITEM 17

REPORT BY

Blaise Emerson

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved.

GENERAL COMMENTS: The property is located at the future intersection of Maple Avenue and Minnesota Street. The applicant has submitted a Preliminary and Final Plat request for the subject property which would create two lots. The Planning Commission approved a rezoning request for the subject property from Low Density Residential Zoning District to Low Density Residential II Zoning District at their November 9 meeting contingent that prior to City Council approval a Planned Development Designation or Planned Residential Development be approved for the subject property. At that meeting, a number of residents from the neighborhood spoke against the request. They were concerned with the additional density, traffic and appearance of the development. The Planning Commission thought that with the provision and protections of a Planned Residential Development, the rezoning would be appropriate.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

The Low Density Residential II Zoning District allows for two-family attached dwelling units (duplexes). The Low Density Residential District II is an appropriate transitional zoning between the Medium Density Residential and Low Density Residential Districts and between an arterial street and single family residential neighborhood. The rezoning may have some adverse affects on the neighborhood. No direct access to Minnesota Street will be allowed through the platting of the property; however, the location of the access to Maple Street in relationship to the intersection of Minnesota Street may be an issue. Access to these units needs to meet minimum spacing requirements from the intersection. The location of the access will influence how the unit(s) are designed.

An issue that has been raised through the South Robbinsdale Future Land Use Plan is the amount of multi-family developed that has occurred along Minnesota Street. One of the main concerns was the relationship of large apartment building to the single family residential neighborhood. Insuring the development of the Low Density Residential II lots complement the existing neighborhood is a concern of both the Planning Department and the neighborhood residents.

To insure that access does not impact the adjoining property and sufficient design standards are incorporated into the development to insure they reflect the single family residential character of the area, Staff had recommending that either a Planned Development Designation or a Planned Residential Development be approved in association with the rezoning request. This request is for a Planned Development Designation which will require specific development plans to be approved by the City through the Planned Residential Development process prior to any construction.

STAFF REPORT

January 4, 2001

PDD #00PD066 - Planned Development Designation

ITEM 17

Staff has received on e-mail response to the Planned Development Designation request. A copy of that e-mail has been attached to the report.