

STAFF REPORT

May 10, 2001

No. 01PD016 - Planned Development Designation

ITEM 14

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01PD016 - Planned Development Designation
LEGAL DESCRIPTION	The north 500 feet of the NE1/4 NE1/4 less Lot 1 and less Tract A of Hubbard Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9 Acres
LOCATION	North of Mall Drive between North Haines Avenue and North Maple Avenue
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	No Use District (City)
East:	General Commercial District (County)
West:	General Agriculture District (City)
PUBLIC UTILITIES	City sewer and water to be extended
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved with two conditions:

1. The approval of the associated rezoning from No Use Zoning District to Low Density Residential Zoning District; and,
2. No sign permits or billboards shall be allowed unless approved as part of a Final Development Plan.

GENERAL COMMENTS: This Planned Development Designation is a companion item to a proposed rezoning from No Use Zoning District to the Medium Density Residential District. The property is located north of Mall Drive between North Haines Avenue and North Maple Avenue.

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.”* Low Density

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Residential, Agricultural, and Commercial Zoning Districts surround the subject property. The Planned Development Designation can help to minimize land use conflicts with the surrounding uses.

STAFF REVIEW: In 1999, this property was annexed into the City at the request of the property owner. Currently the property is zoned No Use Zoning District. This property is identified in the Northeast Neighborhood Land Use Plan as an area appropriate for Medium Density Residential land uses. The property to the south is proposed to be rezoned from No Use Zoning District to Low Density Residential Zoning District. A General Agricultural Zoning District is located on the west side of this property and a General Commercial Zoning District is located on the east side of this property. General Agricultural District by Pennington County is located north of this property.

The Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the applicant to acquire Medium Density Residential Zoning for the property but will also allow the City to adequately address site specific issues at the time a development proposal is prepared. No building permits will be permitted until such time as a Final Development Plan is approved. In addition, no sign permits or billboards shall be allowed unless approved as part of a Final Development Plan.

Staff has mailed certified letters to notify property owners within 150 feet of the proposed Planned Development Designation and the required sign has been posted on the property. Staff has not received any calls or inquiries regarding this proposal.