

STAFF REPORT

May 24, 2001

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**No. 01PD013 - Planned Development Designation**

**ITEM 31**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 01PD013 - Planned Development Designation</b>
LEGAL DESCRIPTION	Lot 13 of Block 2, North Lot of Block 3 of Cleghorn Canyon Subdivision No. 2 and Lot F4 of Fish Hatchery Subdivision, located in Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .69 Acres
LOCATION	5100 Cleghorn Canyon Road
EXISTING ZONING	No Use District (City)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Limited Agriculture District (County)
East:	Park Forest/Flood Hazard (City)
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	Rapid Canyon Sewer District and Rapid City Water
REPORT BY	Karen Bulman

RECOMMENDATION: **Staff recommends that the Planned Development Designation be approved in conjunction with the rezoning of this property.**

GENERAL COMMENTS: **This Staff Report has been revised as of May 10, 2001. New or revised text is shown in bold print.** This Planned Development Designation is a companion item to a proposed rezoning of this property. The property is currently zoned No Use District. The Future Land Use Committee has reviewed this area and recommends zoning this property Low Density Residential with a Planned Residential Development designation. **Staff has reviewed the base flood elevations on this property and believes a Flood Hazard Zoning District should apply to a portion of the subject property. A Planned Development Designation is recommended in conjunction with the zoning of this property to insure that the flood issues are properly addressed.**

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*

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*surrounding developed areas.”* Staff believes that any future development of the subject property could have a significant impact upon the infrastructure in the area. The Planned Development Designation will mitigate any potential impact that further development could have on the surrounding properties.

STAFF REVIEW: This property was annexed into the City in 1998 and is currently in a No Use Zoning District. The property was zoned Limited Agriculture/Suburban Residential by Pennington County. Cleghorn Canyon was developed in the 1930's and has approximately 65 dwelling units, with one public access into the canyon. The majority of the lots are smaller than three acres in size. A drainage way is located on the west side of the subject property and is a federally designated floodplain. Private water and on-site waste water systems serve the majority of the area, although public sewer and water are available at the entrance of the canyon. The Future Land Use Committee reviewed this property and recommended that the property be zoned Low Density Residential with a Planned Development Designation. This would allow any impacts from future development to be reviewed. These include fire protection, septic systems, flood hazard mitigation, and single ingress and egress into the area. The Street Design Criteria Manual requires a second access when the area exceeds 40 dwelling units. For these reasons, the Future Land Use Committee recommended that the property be rezoned to Low Density Residential with a Planned Development Designation.

The certified mailings have been returned and the sign posted on the property. Staff has received several calls concerned with the flood hazard area and potentially any future development in the area.