

STAFF REPORT

July 26, 2001

No. 01PD040 - Planned Development Designation

ITEM 34

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Gary Rasmusson
REQUEST	No. 01PD040 - Planned Development Designation
LEGAL DESCRIPTION	A portion of the S1/2 NW1/4 SE1/4, Section 13, T1N, R7E, B.H.M. Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southwest corner of Block 27 of Robbinsdale Addition No. 10, Thence, N89°42'39"E along the southerly boundary of said Block 27 of Robbinsdale Addition No. 10, a distance of 92.68 feet, to the Point of Beginning; Thence, first course: N89°42'39"E along the southerly boundary of said Block 27 of Robbinsdale Addition No. 10, a distance of 537.51 feet, to the westerly edge of the right-of-way of Fifth Street; Thence, second course: southeasterly, along the westerly edge of said Fifth Street right-of-way, curving to the right on a curve with a radius of 1345.32 feet, a delta angel of 02°36'31", a length of 61.25 feet, a chord bearing of S16°44'21"E, and a chord distance of 61.25 feet; Thence, third course: S89°41'26"W, a distance of 554.84 feet; Thence, fourth course: N00°18'34"W, a distance of 58.94 feet, to a point on the southerly boundary of said Block 27 of Robbinsdale Addition No. 10, and the Point of Beginning; Said Parcel contains 32,151 square feet or 0.738 acres more or less.
PARCEL ACREAGE	0.7 acres
LOCATION	West of Fifth street approximately 300 feet north of the intersection of Fifth Street and Minnesota Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Office Commercial District
South:	Office Commercial District
East:	Office Commercial District
West:	Medium Density Residential
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

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RECOMMENDATION: Staff recommends that the Planned Development Designation be approved in conjunction with the associated Rezoning request.

GENERAL COMMENTS: This Planned Development Designation request is the companion item to the proposed rezoning of this property. The property in question is a 0.7 acre parcel of land located at the northeast corner of the intersection of Fifth Street with Minnesota Street. The property is currently undeveloped.

The subject property is an approximately 60 foot by 537 foot parcel of land that is located between two parcel that are currently zoned Office Commercial. The applicant is requesting to rezone this parcel to Office Commercial with a Planned Development Designation.

A Planned Development Designation is a procedure by which property can be officially designated as a potential 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. The three factors to be considered in determining if a particular property should be considered as a Planned Development Designation are as follows:

1. *When the property is characterized by environmentally sensitive areas or extreme or unusual topography;*
2. *When the location of the property is such that its development may have unusually significant impacts upon public infrastructure or surrounding developed areas; and,*
3. *When the property is of unusual importance to the community in terms of its aesthetic, historic, or cultural value.*

STAFF REVIEW: The Zoning Ordinance states that the City should approve a Planned Development Designation when at least one of the above three factors applies. In the case of the current request, Staff believes Factors #1 and #2 both apply based upon observation of the following:

Topography/Drainage: The western portion of the property is characterized by relatively steep topography. The Engineering Division has noted that future development of this property will necessitate compliance with the requirements of the South Robbinsdale Drainage Basin Design Plan. Additionally, unstable soils have been observed north of this site. Care will need to be taken to insure that proper consideration is given to potentially unstable soils in the vicinity.

Traffic/Access: The property is at the intersection of an arterial and an arterial – Fifth Street and Minnesota Street. The potential for traffic impacts is increased with the Office Commercial Zoning District, which allows for more intense development than residential land uses in terms of vehicle trips generated and peak hour activity. Future development may require traffic improvements such as turn lanes, deceleration lanes, and traffic signals. Development on a sufficiently large scale may require a traffic impact analysis. The nature and extent of such improvements cannot be determined at this time, as no development proposal has been made.

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Adjacent Residential Development: The subject property is located adjacent to land which will be developed residentially in the future. The South Robbinsdale Land Use Plan indicates residential uses to the land to the north and west of the subject property. The potential exists for adverse impacts upon residential property resulting from commercial development adjacent to dwelling units. The Planned Development Designation will allow the City and the landowner to address and mitigate these impacts in the future by insuring that the design of any commercial structures are residential in character and scale.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the petitioner to attain Office Commercial Zoning for the property but will also allow the City to adequately address traffic issues and other site specific issues at the time a development proposal is prepared. According to the Planned Development Designation Ordinance, no building permits can be issued for this property until a development proposal has been submitted to the City and approved as an Initial and Final Development Plan for the Planned Commercial Development.

As of this writing, the receipts from the certified mailing have not been returned by the petitioner. The required sign has been posted on the property. Staff has not received any objections.