

STAFF REPORT

November 8, 2001

No. 01PD056 - Planned Development Designation

ITEM 14

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01PD056 - Planned Development Designation
LEGAL DESCRIPTION	That portion of SE1/4 NW1/4 NW1/4 lying east of U.S. Highway 16 less right-of-way and the 40 foot wide Tucker Street right-of-way all located within Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.23 acres
LOCATION	Northeast of the intersection of U.S. Highway 16 and Catron Boulevard
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Commercial District (PD)
South:	General Commercial District (PD)
East:	No Use District
West:	General Agriculture District (PD)
PUBLIC UTILITIES	City Sewer and City Water to be extended
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved contingent upon the approval of the associated rezoning from No Use District to General Commercial District.

GENERAL COMMENTS: This Planned Development Designation request is a companion item to a proposed rezoning from No Use District to the General Commercial District. The property is located northeast of the intersection of U.S. Highway 16 and Catron Boulevard and can be accessed from U.S. Highway 16.

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 surrounding developed areas.”* Staff believes that the Planned Development Designation can help to minimize land use conflicts with the surrounding uses when future development

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of this property occurs.

STAFF REVIEW: This property was annexed into the City on August 7, 2001 and is currently located in a No Use Zoning District. The future land use for this property is identified in the South Robbinsdale Neighborhood Area Future Land Use Plan as appropriate for General Commercial uses with a Planned Commercial Development. The surrounding future land use designation to the north and south of this property is General Commercial land use with a Planned Commercial Development designation. The future land use designation to the east is appropriate for Low Density Residential land use with a Planned Residential Development designation. Land to the west is currently zoned General Agriculture with a Planned Development Designation.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the petitioner to acquire General Commercial zoning for the property but will also allow the City to adequately address site specific issues prior to an expansion of the current use.

Staff has mailed certified letters to the surrounding property owners and a sign has been posted on the property. Staff has not received any calls or inquiries regarding this request.