

STAFF REPORT

March 7, 2002

No. 02PD004 - Planned Development Designation

ITEM 15

GENERAL INFORMATION:

PETITIONER	Harold Bies for Bies Highway 79 LLP
REQUEST	No. 02PD004 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	The east 350' of Lot 2 of Hamilton Subdivision, and the 50' wide 278.52' of SD Highway 79 ROW adjacent to Lot 2 of Hamilton Subdivision, approximately 2.234 acres; and, the west 382.46' of Lot 2 of Hamilton Subdivision, approximately 2.44 acres, all located in Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.674 acres
LOCATION	East of Highway 79 and north of Minnesota Street
EXISTING ZONING	Light Industrial District/Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District/Low Density Residential District with Planned Residential District
East:	High Industrial District
West:	Low Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	02/05/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved contingent upon the approval of the associated rezoning from Medium Density Residential and Light Industrial to General Commercial Zoning District.

GENERAL COMMENTS: This Planned Development Designation request is a companion item to a proposed rezoning from Medium Density Residential District and Light Industrial District to the General Commercial District. The undeveloped property is located north of Minnesota Street and west of S.D. Highway 79. A major drainage is located along the north property line and wetlands are located on the eastern portion of the property. On December 17, 2001, the City Council approved the Final Plat of this property (01PL064) with the stipulation that the applicant obtain a Corps of Engineers 404 Permit in order to relocate the

STAFF REPORT

March 7, 2002

No. 02PD004 - Planned Development Designation

ITEM 15

federally designated wetlands.

STAFF REVIEW: The subject property is currently located in two different zoning districts, Medium Density Residential and Light Industrial. The property is identified in the South Robbinsdale Neighborhood Area Future Land Use Plan as appropriate for General Commercial use with a Planned Development Designation. The future land use designation to the north of the property is identified as Mobile Home Park land use. The future land use designation to the west is identified as Office Commercial land use with a Planned Development Designation. The future land use designation to the south is identified as Low Density Residential land use and General Commercial land use. The Comprehensive Plan for Rapid City identifies the land to the east as Low Density Residential land use. There is an associated rezoning request and a Planned Development Designation request for the property adjacent to the west (Rezone request 02RZ012, Planned Development Request 02PD006).

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 of this property occurs and insure that development is compatible with the existing wetlands. The Planned Development Designation will help to minimize traffic concerns from General Commercial uses, as the subject property is located adjacent to Single Family Residential land uses.

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

The applicant 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.