

STAFF REPORT

March 7, 2002

No. 02PD005 - Planned Development Designation

ITEM 38

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoney Creek Inc.
REQUEST	No. 02PD005 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	The E1/2 SW1/4 less Stoney Creek Subdivision Phase 1 and Less Lot H2, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.92 acres
LOCATION	North of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Agriculture District/Neighborhood Commercial District
SURROUNDING ZONING	
North:	Mobile Home Residential District/Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/06/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Development Designation be continued to the March 21, 2002 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Planned Development Designation request on the above legally described property. The property is located approximately 1,300 feet east of the intersection of Catron Boulevard and Sheridan Lake Road on the north side of Catron Boulevard and is a part of the proposed Stoney Creek Subdivision.

On February 4, 2002, the City Council approved Layout Plat #02PL002 to subdivide the subject property 25 residential lots. The applicant has also submitted a Preliminary and Final Plat to subdivide the property as identified on the Layout Plat and a Comprehensive Plan Amendment to revise the Major Street Plan eliminating Nugget Gulch as a collector

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road. In addition, the applicant has submitted a rezoning request from General Agriculture District and Neighborhood Commercial District to Low Density District. The applicant has also submitted a Variance to the Subdivision Regulations to allow lot(s) twice as long as they are wide. (See companion items 02PL012, 02CA014, 02RZ013 and 02SV008)

STAFF REVIEW:

As previously indicated, the applicant has submitted a Comprehensive Plan Amendment to revise the Major Street Plan to change the classification on a portion of Nugget Gulch from a collector road to a local road with a 52 foot wide right of way. As identified in staff's review of the associated rezoning request, the applicant has indicated that the property may develop differently if the Comprehensive Plan Amendment is not approved. As such, the applicant has requested that the Planned Development Designation request be continued to allow action to be taken on the associated amendment to the Major Street Plan.

Staff is recommending that the Planned Development Designation request be continued to the March 21, 2002 Planning Commission meeting as requested by the applicant.