

STAFF REPORT

March 7, 2002

No. 02PD006 - Planned Development Designation

ITEM 17

GENERAL INFORMATION:

PETITIONER	Harold Bies for Bies Highway 79 LLP
REQUEST	No. 02PD006 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	Lot 1, Hamilton Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.384 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 to Office Commercial Zoning District.

GENERAL COMMENTS: This Planned Development Designation request is a companion item to a proposed rezoning from Medium Density Residential District to Office 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.

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 the Planned Development Designation can help to minimize land use conflicts with the surrounding uses when future development of this property occurs.

STAFF REVIEW: The subject property is currently located in a Medium Density Zoning District. The property is identified in the South Robbinsdale Neighborhood Area Future Land Use Plan as appropriate for Office Commercial use with a Planned Development Designation. The future land use designation for the property 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 Public land use. The future land use designation for the property to the south is identified as Low Density Residential land use. The future land use designation for the property to the east is identified as General Commercial land use with a Planned Development Designation. There is an associated rezoning request and a Planned Development Designation request being considered for the adjacent property to the east (Rezoning Request 02RZ008, Planned Development Request 02PD004).

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 Office 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 Planned Development Designation insures that future development is compatible with the public park uses located adjacent to the subject property and compatible with the Single Family Residential uses located south of the subject property. The Planned Development Designation will also insure that existing wetlands and traffic concerns associated with Office Commercial uses are addressed.

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.