

STAFF REPORT

March 21, 2002

No. 02PD009 - Planned Development Designation

ITEM 22

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02PD009 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	That portion of Shadow Drive lying between Lots H1 in Lots 4, 5, and 6 of Block 1 and Lot H1 in Lots 3, 4, 5, 6, and 7 of Block 2 of the Johnson School Subdivision located in the NW1/4 NE1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; that portion of School Drive lying south of Lot H1 in the east 88 feet of Lot D located in the NE1/4 NW1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; Lot H1 in Lot 8 of Block 2 of the Johnson School Subdivision located in the NW1/4 NE1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .8 acres
LOCATION	North of SD Highway 44 and west of Twilight Drive
EXISTING ZONING	No Use District/Right-of-Way
SURROUNDING ZONING	
North:	Light Industrial District w/Planned Light Industrial Development
South:	Light Industrial District w/Planned Light Industrial Development
East:	Light Industrial District w/Planned Light Industrial Development
West:	Light Industrial District w/Planned Light Industrial Development
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	02/27/2002
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 Light Industrial District.

GENERAL COMMENTS: This Planned Development Designation request is a companion

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item to a proposed rezoning from No Use District to Light Industrial District. The property is located north of S.D. Highway 44 and west of Twilight Drive. The parcel is entirely road right-of-way.

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.

STAFF REVIEW: This property was annexed into the City effective January 22, 2002 and is currently designated as a No Use Zoning District. The Elk Vale Neighborhood Area Future Land Use Plan was amended September 4, 2001 to designate this property as appropriate for Light Industrial uses with a Planned Commercial Development. The future land use designation surrounding the subject property is Light Industrial with a Planned Development Designation.

Staff believes the Planned Development Designation is a useful tool for the proposed rezoning request for Light Industrial Zoning District. This zoning is consistent with the adjacent Light Industrial Zoning Districts that surround this property. The Planned Development Designation will allow the property to be zoned Light Industrial 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.