

STAFF REPORT

March 21, 2002

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**No. 02PD005 - Planned Development Designation**

**ITEM 19**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoney Creek Inc.
REQUEST	<b>No. 02PD005 - Planned Development Designation</b>
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 **approved in conjunction with the associated rezoning request with the condition that no sign permits shall be allowed unless approved as part of a Final Development Plan.**

GENERAL COMMENTS:

**This item was continued at the March 7, 2002 Planning Commission meeting at the applicant's request. This Staff Report has been revised as of March 10, 2002. All revised or added text is shown in bold print.** 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.

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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 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)

**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 future development of the subject property adjacent to Catron Boulevard, a significant east-west arterial connection for the City, could have a significant impact upon the infrastructure in the area. The Planned Development Designation can insure that the development of the site provides a positive residential development without negatively impacting Catron Boulevard or the surrounding properties.**

STAFF REVIEW:

**Areas along this portion of Catron Boulevard have experienced additional growth and development over the past two years. In 2000, a Planned Development Designation was approved to allow four commercial lots to be located at the northeast corner of the Catron Boulevard/Sheridan Lake Road intersection. In addition, in 2001, a Planned Residential Development was approved to allow 40 residential lots to be located directly west of the subject property. The extension of municipal services to the area and the completion of a significant east-west arterial connection have changed conditions within the area to support the extension of residential development. With the completion of Catron Boulevard, it is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future.**

**The additional review provided by the Planned Residential Development process will insure that any possible adverse impact of any future development of the site will be adequately mitigated. Potential issues that will need to be addressed through the Planned Residential Development include grade issues as well as soil stability issues, drainage concerns and access concerns. In addition, minimum building pad elevations must be identified in order to insure gravity sewer service. In order to mitigate any negative impact the proposed residential development may have on existing and future residential development within the area, any lights and/or signage to be located on the property must be designed so as not to adversely affect the surrounding properties. In addition, landscaping and/or screening may be required**

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along Catron Boulevard to insure that the residential development will not negatively impact the arterial roadway.

Staff believes the Planned Development Designation is a useful tool for the current zoning request. The Planned Development will allow the applicant to acquire Low Density Residential District zoning for the property but will also allow the City to adequately address site specific issues at the time a development proposal is prepared. According to the Planned Development Designation Ordinance, no building permits or off-premise signs will be permitted until such time as a Final Development Plan is approved.

The receipts from the certified mailings have been returned and the sign has been posted on the property. Staff received three calls of inquiry regarding this proposal. None of the callers voiced objection to the request.