

STAFF REPORT

May 9, 2002

No. 02PD014 - Planned Development Designation

ITEM 16

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PD014 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	NE1/4 NW1/4; N1/2 NE1/4 less NW1/4 NW1/4 NE1/4 and less NE1/4 NW1/4 NE1/4 and less NW1/4 NE1/4 NE1/4; NW1/4 NW1/4; SE1/4 NW1/4 less the west 460 feet of the south 990 feet and less Lot H1; SW1/4 NW1/4 less the south 990 feet, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-6 of Block 1; Lot 1 of Block 2; Lots 1-20 of Block 3, Lots 1-14 of Block 4; Lot 1 of Block 5, of Eastridge Subdivision and dedicated Enchantment Road, Eastridge Drive, Sally Court, and major drainage easements located in the NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 44.3 acres
LOCATION	West of Fifth Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential w/Planned Residential Development
East:	General Agriculture District
West:	General Agriculture District/Low Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	04/12/2002
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.

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GENERAL COMMENTS:

This Planned Development Designation is a companion item to a proposed rezoning of the subject property from General Agriculture District to Low Density Residential District. The applicant has also submitted a Preliminary and Final Plat request to create 42 residential lots to be known as the Eastridge Estates Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide. (See companion items #02RZ023, 02PL040 and 02SV022.)

On November 19, 2001, the City Council approved Layout Plat 01PL112 to subdivide the subject property into 33 residential lots. The property is located at the northern most terminus of Enchantment Road and is currently void of any structural development.

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 a Planned Light Industrial Development prior to 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 located north of 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 this site provides a positive residential development without negatively impacting Catron Boulevard or the surrounding properties.

STAFF REVIEW:

Areas along Catron Boulevard have experienced additional growth and development over the past few years. In 1998, a Planned Residential Development was approved to allow 74 residential lots, an equestrian center and mini-storage units to be constructed southwest of the subject property, across Catron Boulevard. 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. As a part of the associated Preliminary and Final Plat review, the extension of City sewer and water to the subject property is being proposed.

The additional review provided by the Planned Residential Development process will insure that any possible adverse impacts 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 issues. Due to the limitations presented by the topography of the property, creative and unique residential designs may be necessary to insure that the development functions correctly without impeding drainage. The subject property is also located within 550 feet of Catron Boulevard. Catron Boulevard serves as a gateway to Mount Rushmore and the surrounding Black Hills. The property must be developed to preclude any negative impact

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upon the roadway. In addition, the property currently has one access point extending off Enchantment Road to serve the proposed 42 residential lots. A second point of access to the proposed development must be provided prior to any platting and/or development resulting in more than 40 dwelling units taking access from one road.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the applicant to acquire Low Density Residential District 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.

As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the May 9, 2002 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.