

STAFF REPORT

September 26, 2002

No. 02PD019 - Revocation of a Planned Development Designation

ITEM 28

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PD019 - Revocation of a portion of an area designated as a Planned Development Designation
EXISTING LEGAL DESCRIPTION	Commencing at the Southeast corner of the Aladdin Heights subdivision; thence North 00°00'32" East a distance of 141.54 feet along the East line of the Aladdin Heights Subdivision to the Point of Beginning; continuing at the Point of Beginning; thence North 00°00'32" East a distance of 196.48 feet along the East line of the Aladdin Heights Subdivision; thence South 71°06'54" East a distance of 159.73 feet; thence South 46°14'08" West a distance of 209.31 feet; returning to the Point of Beginning, located in Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.3409 acres
LOCATION	East of U.S. Highway 16 and 1/4 mile north of Catron Blvd
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Commercial District/General Agriculture District
South:	General Commercial District/General Agriculture District
East:	General Agriculture District
West:	General Commercial District/General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	07/17/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Revocation of a portion of an area designated as a Planned Development Designation be approved in conjunction with a Comprehensive Plan Amendment.

GENERAL COMMENTS:

On July 12, 2002 the applicant requested revocation for a portion of a previously approved

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Planned Development Designation that includes the above legally described property. On August 8, 2002, the Planning Commission approved the request in conjunction a Comprehensive Plan Amendment request to change the future land use designation on the subject property from Office Commercial with a Planned Commercial Development to General Commercial. In addition, the Planning Commission approved a rezoning request to change the zoning from Office Commercial District to General Commercial District on the subject property. (See companion items #02RZ037 and #02CA41.) However, the legal description of the subject property, as submitted by the applicant, was incorrect. (The section, township and range information was not included in the legal description.) Staff has corrected the legal description and has brought the item back before the Planning Commission for review and approval.

The property is a part of a proposed 86 acre development to be known as "Tower Ridge". On June 3, 2002, the City Council approved several Rezoning requests, Planned Development Designation requests and Comprehensive Plan Amendments for the 86 acre development. On July 15, 2002, the City Council approved a Preliminary Plat for Phase One of the development. However, the lot lines as shown on the plat document do not coordinate with the previously approved Rezoning, Planned Development and Comprehensive Plan Amendment boundaries. As such, the applicant has submitted several Comprehensive Plan Amendments, Rezoning requests and Planned Development Designation requests for Phase One in order to align the above referenced boundaries with the proposed lot line(s) as shown on the plat document.

STAFF REVIEW:

The subject property is part of proposed Lot 3 of the Tower Ridge Development. The eastern one-third of the property is currently zoned Office Commercial District with a Planned Development Designation. The balance of the lot is zoned General Commercial District. The applicant is proposing to rezone the eastern one-third of the property and revoke a portion of the existing Planned Development Designation as identified in order to bring conformity to the zoning and future development of the proposed lot. Revocation of that portion of the Planned Development Designation that includes the subject property and amending the Comprehensive Plan as proposed will bring conformity to the lot's zoning and the future identified land use(s) for the property.

The South Robbinsdale Neighborhood Future Land Use Plan identifies the appropriate land use for the properties located directly north and west of the subject property as General Commercial. The location of this request is a continuation of the general commercial use(s) located adjacent to the subject property. The extension of municipal services to the area and the completion of Catron Boulevard, a significant east-west arterial connection located approximately 1/4 mile south of the subject property, support the extension of general commercial development on the balance of proposed Lot 3. As such, staff recommends that the revocation of a portion of the Planned Development Designation as identified be approved in conjunction with a Comprehensive Plan Amendment.