

STAFF REPORT

September 26, 2002

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**No. 02PD048 - Planned Development Designation**

**ITEM 46**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 02PD048 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	A parcel of land 400 feet by 400 feet in the northeastern most corner of the NE1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.7 acres
LOCATION	East of Elk Vale Road and north of Degeest Street
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	No Use District
East:	Suburban Residential District (County)
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/02/2002
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 Neighborhood Commercial District with the following stipulation:

1. No building permits or sign permits shall be issued for the property until such time as an Initial and Final Development Plan has been approved for the property.

GENERAL COMMENTS: This Planned Development Designation request is a companion item to a proposed rezoning from No Use District to Neighborhood Commercial District with a Planned Development Designation. The subject property was included in an annexation of 280 acres into the City limits, effective May 15, 2002. The undeveloped property is located east of Elk Vale Road and north of Degeest Street. At this time, the applicant has not completed a site development plan for the property. Approval of the Planned Development Designation and the associated rezoning will allow the applicant to proceed with development plans for the property. An Initial and Final Development Plan(s) will need

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to be submitted for review and approval prior to the issuance of any building permits for construction on the property.

STAFF REVIEW: The subject property is identified in the Elk Vale Neighborhood Area Future Land Use Plan as appropriate for Neighborhood Commercial use with a Planned Development Designation. The future land use designation to the north and east of the property is identified as Neighborhood Commercial land use with a Planned Development Designation. The future land use designation to the south and west is identified as Office Commercial land use with a Planned Development Designation. There is an associated rezoning request (#02RZ052) and a Planned Development Designation request (#02PD047) for the property adjacent to the south and west.

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 believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the petitioners to acquire Neighborhood Commercial zoning for the property but will also allow the City to adequately address site specific issues prior to development.

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.