

STAFF REPORT

September 26, 2002

No. 02PD050 - Planned Development Designation

ITEM 50

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02PD050 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	The north 870 feet of the SW1/4 SE1/4, Section 34, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota.
PARCEL ACREAGE	Approximately 26.4 acres
LOCATION	East of Elk Vale Road and north of Degeest Street
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	No Use District
East:	Limited Agriculture District (County)
West:	Limited Agriculture District (County)
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 approval of the associated rezoning from No Use District to Low Density Residential District with the following stipulations:

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; and
2. The property may be developed with a maximum density of 1.5 dwelling units per acre.

GENERAL COMMENTS: This Planned Development Designation request is a companion item to a proposed rezoning from No Use District to Low Density Residential District with a maximum density of 1.5 dwelling units per acre and 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

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the associated rezoning will allow the applicant to proceed with development plans for the property. An Initial and Final Development Plan(s) will need 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 Low Density Residential use with a density of 1.5 dwelling units per acre and with a Planned Development Designation. The future land use designation to the north, east and west of the property is identified as Low Density Residential land use with a maximum density of 1.5 dwelling units per acre and with a Planned Development Designation. The future land use designation to the south is identified as Medium Density Residential land use with a Planned Development Designation. An associated rezoning request (#02RZ050) and a Planned Development Designation request (#02PD049) have been submitted for the property located adjacent to the south.

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 Low Density Residential zoning for the property but will also allow the City to adequately address site specific issues prior to development. The Elk Vale Neighborhood Future Land Use Plan indicates that the subject property is located in an area with steep terrain and drainage sites and therefore would only support a maximum density of 1.5 dwelling units per acre. Any future development beyond the maximum density allowed would require evaluation of site plans and drainage plans.

The Planned Development Designation will allow the property owner to proceed with development plans. Initial and Final Development Plans will need to be submitted and approved prior to the issuance of any sign permits or building permits.

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.