

STAFF REPORT

October 10, 2002

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**No. 02PD047 - Planned Development Designation**

**ITEM 23**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 02PD047 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	The east 710 feet of NE1/4 NE1/4 less a parcel of land 400 feet by 400 feet in the northeastern most corner of the NE1/4 of Section 3, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.
PARCEL ACREAGE	Approximately 17.8 acres
LOCATION	East of Elk Vale Road and north of Degeest Street
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District (County)/No Use District
South:	Limited Agriculture District (County)
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 continued until the **October 24, 2002** Planning Commission meeting.

GENERAL COMMENTS: **This item was continued at the September 26, 2002 Planning Commission meeting. Staff recommends that this request be continued at the applicant's request. New or revised text is shown in bold print.** This Planned Development Designation request is a companion item to a proposed rezoning from No Use District to Office 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. Approval of the Planned Development Designation and the associated rezoning will allow the property to be zoned in compliance with the adopted Comprehensive Plan and insure that a Planned Residential or Planned Commercial Development Plan approval is obtained. 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.

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STAFF REVIEW: The subject property is identified in the Elk Vale Neighborhood Area Future Land Use Plan as appropriate for Office Commercial use with a Planned Development Designation. The future land use designation to the north of the property is identified as Neighborhood Commercial with a Planned Development Designation and Medium Density Residential with a Planned Development Designation. The future land use designation to the west is identified as Public land use. The future land use designation to the south and east is identified as Low Density Residential land use. There is an associated rezoning request (#02RZ053) and a Planned Development Designation request (#02PD048) for the property adjacent to the north and an associated rezoning request (#02RZ049) for the property adjacent to the 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 Office Commercial zoning for the property but will also allow the City to adequately address site specific issues prior to development.

The property owner would like to meet with the Future Land Use Committee before staff proceeds with the rezoning of this parcel to Office Commercial District with a Planned Development Designation. Therefore, Staff would recommend that this request be continued to the **October 24, 2002** Planning Commission meeting.

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.