

STAFF REPORT

October 10, 2002

No. 02PD053 - Planned Development Designation

ITEM 26

GENERAL INFORMATION:

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| PETITIONER | City of Rapid City |
| REQUEST | No. 02PD053 - Planned Development Designation |
| EXISTING LEGAL DESCRIPTION | The west 372 feet of SE1/4 NW1/4 and the S1/2 NE1/4 NW1/4, less Lot 1, Block 13, Big Sky Subdivision and less the western 38 feet of DeGeest Street right-of-way adjacent to Lot 1, Block 13, Big Sky Subdivision, all located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 31.27 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: | Suburban Residential District (County) |
| East: | No Use District |
| West: | No Use District |
| PUBLIC UTILITIES | To be extended |
| DATE OF APPLICATION | 09/12/2002 |
| 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 Medium Density Residential 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 Medium Density Residential 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

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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 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 Medium Density Residential use with a Planned Development Designation. The Future Land Use Plan for the property to the north of the subject property is identified as appropriate for Medium Density Residential land use(s) with a Planned Development Designation. The future land use designation for the property to the south is appropriate for Low Density Residential land use(s). The future land use designation for the property to the west is identified as appropriate for Office Commercial land use(s) with a Planned Development Designation and Public land use(s). The future land use designation for property to the east is identified as appropriate for Public land use(s) and Low Density Residential land use(s). An associated rezoning request (#02RZ057), a Planned Development Designation request (#02PD055) and a Comprehensive Plan Amendment request (#02CA049) has been submitted for the property adjacent to the west. An associated rezoning request (#02RZ058) has been submitted for the property adjacent to the east.

The Engineering Division has indicated that a portion of the subject property is identified as Low Density Residential land use in the drainage plan update used to size the Race Track Detention Cell #2. When development occurs, runoff rates must be maintained to Low Density Residential rates in order to maintain integrity of the detention design.

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. The subject property is adjacent to property that is identified as appropriate for Low Density land uses, Public land uses, and Office Commercial land uses. Acknowledging this appropriate mix of land uses located in the area, when development of the subject property occurs, the additional review by the Planned Development process will insure that any negative impacts from the development of the site will be adequately mitigated. This adequate review procedure will promote proper development associated with any drainage issues, steep slopes or unusual topography of the land.

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 Medium Density Residential zoning for the property but will also allow the City to adequately address

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site specific issues prior to development. The request is also consistent with the adopted Future Land Use Plan for this area.

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.