

STAFF REPORT

October 10, 2002

No. 02PD054 - Planned Development Designation

ITEM 28

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02PD054 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	The W1/2 SW1/4 NW1/4 and the SW1/4 NW1/4 NW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 30 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:	Limited Agriculture District (County)
East:	No Use District
West:	General Commercial District/Light Industrial 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 General 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 General 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 to be submitted for review and approval prior to the issuance of any building permits for

STAFF REPORT

October 10, 2002

No. 02PD054 - Planned Development Designation

ITEM 28

construction on the property.

STAFF REVIEW: The subject property is identified in the Elk Vale Neighborhood Area Future Land Use Plan as appropriate for General Commercial use with a Planned Development Designation. The Future Land Use Plan for the property to the north and south of the subject property is identified as appropriate for General Commercial land uses with a Planned Development Designation. The future land use designation for the property to the east is identified as Office Commercial with a Planned Development Designation. The future land use designation of the property to the west of the site is identified as General Commercial. An associated rezoning request (#02RZ057) and a Planned Development Designation request (#02PD055) and a Comprehensive Plan Amendment (#02CA049) are under consideration for the property adjacent to the east.

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 located adjacent to Elk Vale Road and includes the intersection of Homestead Street and Elk Vale Road. When future development occurs, the additional review provided by the Planned Commercial Development process will insure that any negative impacts from the development of the site will be adequately mitigated. Potential issues that may need to be addressed include aesthetic considerations along this corridor to our community, increased traffic and access, and noise or lighting associated with commercial development that might affect neighboring properties.

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 General Commercial zoning for the property but will also allow the City to adequately address 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.