

STAFF REPORT

October 10, 2002

No. 02PD055 - Planned Development Designation

ITEM 30

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02PD055 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	The E1/2 SW1/4 NW1/4 and the SE1/4 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 Office Commercial District and the associated Comprehensive Plan Amendment 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 Office Commercial District with a Planned Development Designation and to a proposed Comprehensive Plan Amendment changing the land use on a portion of the property from Public land use to Office Commercial land use 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

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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 construction on the property.

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 and Public land use. The Future Land Use Plan for the property to the north of the subject property is identified as appropriate for General Commercial land use(s) with a Planned Development Designation and Office Commercial land use(s) with a Planned Development Designation. The future land use designation for the property to the south is identified as appropriate for Office Commercial land use(s) with a Planned Development Designation. The future land use designation for the property to the west is identified as appropriate for General Commercial land use(s) with a Planned Development Designation. The future land use designation for the property to the east of the subject property is identified as appropriate for Medium Density Residential land use(s) with a Planned Development Designation. An associated rezoning request (#02RZ056) and a Planned Development Designation request (#02PD054) are under consideration for the property adjacent to the west. An associated rezoning request (#02RZ055) and a Planned Development Designation request (#02PD053) are under consideration for the property adjacent to the east.

The Engineering Division has indicated that the land use plan within the drainage study used to size the Race Track Detention Cell #2 indicated Medium Density Residential land use on the subject property. When development occurs, runoff rates must be maintained to Medium Density Residential rates in order to maintain the 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 located adjacent to property identified as appropriate for General Commercial land uses and Medium Density Residential land uses. As the subject property develops, the Planned Development process will be available to help mitigate any potential negative impacts on the surrounding properties due to traffic, noise, drainage or commercial lighting.

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

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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.