

STAFF REPORT

November 7, 2002

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

**ITEM 26**

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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)/Neighborhood Commercial District (City)
South:	Limited Agriculture District (County)
East:	Suburban Residential District (County)
West:	Public District (City)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/02/2002
REPORT BY	Karen Bulman

RECOMMENDATION: **The Future Land Use Committee** recommends that the Planned Development Designation be **approved contingent upon the approval of the associated rezoning from No Use District to Office 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 item was continued at the September 26, 2002, October 10, 2002 and October 24, 2002 Planning Commission meetings. 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, north of Degeest Street and west of Reservoir Road. Approval of the Planned Development Designation and the associated rezoning will allow the property to be zoned in

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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.

STAFF REVIEW: The subject property is identified in the Elk Vale Neighborhood 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.

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 subject property is located adjacent to property identified as appropriate for Neighborhood Commercial land uses, Low Density Residential 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.** 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 **met with the Future Land Use Committee on October 25, 2002 regarding the rezoning of this parcel to Office Commercial District with a Planned Development Designation. The Future Land Use Committee recommends approval of rezoning the subject property from No Use District to Office Commercial District with a Planned Development Designation.**

Staff has mailed certified letters to the surrounding property owners and a sign has been posted on the property. Staff has received **three** calls or inquiries regarding this request, **but has no opposition to the requested applications.**