

STAFF REPORT

November 21, 2002

No. 02PD066 - Planned Development Designation

ITEM 32

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc
REQUEST	No. 02PD066 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	That portion of the south 480 feet of the east 948 feet of the SE1/4 NW1/4 of Section 3, T1N, R8E, BHM, lying within the City of Rapid City, South Dakota; and the west 1152.4 feet of the south 480 feet of the SW1/4 of the NE1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 23.1 acres
LOCATION	East of the intersection of Homestead Street and Elk Vale Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Public District/Low Density Residential District
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Medium Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	10/25/2002
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 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 (02RZ069). The subject property was included in an annexation of 280 acres into the City limits, effective May 15, 2002. The undeveloped

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property is located east of the intersection of Homestead Street and Elk Vale Road. A Comprehensive Plan Amendment to change the land use on the subject property from Low Density Residential to Medium Density Residential with a Planned Development Designation has been submitted in conjunction with this Planned Development Designation and associated Rezoning. Approval of the Planned Development Designation and the associated rezoning will insure that a Planned Residential Development Plan 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 Area Future Land Use Plan as appropriate for Low Density Residential use(s). The future land use designation to the north of the property is identified as Low Density Residential and Public land use(s). The future land use designation to the west is identified as Medium Density Residential land use(s) with a Planned Development Designation. 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 Public 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, or drainage. 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 site specific issues prior to development.

The Future Land Use Committee met on October 25, 2002 to discuss the rezoning of the subject property from No Use District to Medium Density Residential District with a Planned Development Designation. The Committee reviewed solutions to limit access to Homestead Street, a collector street, which included multi-family dwellings, meaning less curb cuts. The Future Land Use Committee recommends approval of rezoning the subject property from No Use District to Medium Density District with a Planned Development Designation.

The applicant has mailed certified letters to the surrounding property owners and a sign has been posted on the property. Staff has received no calls or inquiries regarding this request.

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