

STAFF REPORT

December 5, 2002

No. 02PD055 - Revocation of a portion of a Planned Development Designation **ITEM 23**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02PD055 - Revocation of a portion of a Planned Development Designation
EXISTING LEGAL DESCRIPTION	The west 230 feet of the SE1/4 NW1/4 NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, South Dakota
PARCEL ACREAGE	Approximately 3.48 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	N/A
DATE OF APPLICATION	09/12/2002
REPORT BY	Karen Bulman

RECOMMENDATION: The Future Land Use Committee recommends that the revocation of a portion of a Planned Development Designation be approved in conjunction with the associated Rezoning, Planned Development Designation and the Comprehensive Plan Amendment.

GENERAL COMMENTS: The Planned Development Designation #02PD055 was a companion item to rezoning the E1/2SW1/4NW1/4 and the SE1/4NW14/NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota from No Use District to Office Commercial District (#02RZ057). The Planned Development Designation was approved with stipulations by the Planning Commission on October 10, 2002. The rezoning from No Use District to Office Commercial District was approved by City Council on November 4, 2002.

STAFF REVIEW: The subject property is identified in the Elk Vale Neighborhood Future Land Use Plan as appropriate for Office Commercial land use with a Planned Development

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Designation. The land use designation to the north and west of the property is identified as General Commercial land use with a Planned Development Designation. The land use designation to the south and east is identified as Office Commercial with a Planned Development Designation.

The property owner met with the Future Land Use Committee on October 25, 2002 regarding the rezoning of the subject property from Office Commercial District with a Planned Development Designation to General Commercial District with a Planned Development Designation. The Future Land Use Committee noted that the subject property was a portion of a larger parcel that had recently been approved to be rezoned from No Use District to Office Commercial District with a Planned Development Designation (02RZ057). The Committee felt it was appropriate to amend the Comprehensive Land Use Plan to change the land use on the subject property from Office Commercial land use(s) with a Planned Development Designation to General Commercial land use(s) with a Planned Development Designation. A portion of the Planned Development Designation (02PD055) associated with the rezoning of the larger parcel from No Use District to Office Commercial District (02RZ057) must be revoked and a Planned Development Designation must be requested in conjunction with the rezoning of the subject property from Office Commercial District to General Commercial District (02RZ068). As such, this application will accomplish the revocation of the Planned Development Designation on the subject property, which is a portion of the larger parcel.

The Future Land Use Committee is recommending that the revocation of the Planned Development Designation associated with the Office Commercial Zoning District be approved in conjunction with the associated Rezoning, Planned Development Designation and the associated Comprehensive Plan Amendment.