

STAFF REPORT

December 5, 2002

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**No. 02PD067 - Planned Development Designation**

**ITEM 34**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 02PD067 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	The west 230 feet of the SE1/4 of the NW1/4 NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.48 acres
LOCATION	East of Elk Vale Road and north of Degeest Street
EXISTING ZONING	Office Commercial with Planned Development Designation
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Office Commercial with Planned Development Designation
East:	Office Commercial with Planned Development Designation
West:	General Commercial with Planned Development Designation
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 Office Commercial 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: 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. The Planned Development Designation application is a companion item to a proposed rezoning from Office Commercial District to General

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Commercial District (02RZ068) and an Amendment to the Comprehensive Plan to change the land use from Office Commercial with a Planned Development Designation to General Commercial with a Planned Development Designation (02CA065). Upon approval of the Comprehensive Plan Amendment, the Planned Development Designation will require that an Initial and Final Development Plan(s) 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 land use with a Planned Development Designation. As noted, an Amendment to the Future Land Use Plan to change the land use designation from Office Commercial with a Planned Development Designation to a General Commercial with a Planned Development Designation is being processed in conjunction with this request. The land use designation to the north and west of the property is identified as General Commercial with a Planned Development Designation. The land use designation to the south and east is identified as Office Commercial with a Planned Development Designation.

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 such as drainage issues, additional traffic, lights, or signage associated with the General Commercial Zoning District with the surrounding uses when future development of this property occurs. 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 property owner met with the Future Land Use Committee on October 25, 2002 regarding the rezoning of this parcel from Office Commercial District with a Planned Development Designation to General Commercial District with a Planned Development Designation. The Future Land Use Committee discussed the proposed elementary school to the east and the traffic associated with the school, as well as the nearby residential land uses, and felt a Planned Development Designation on the subject property would help to mitigate any potential land use conflicts. The Future Land Use Committee recommended approval of changing the land use on the subject property from Office Commercial with a Planned Development Designation to General Commercial with a Planned Development Designation. An associated revocation of a Planned Development Designation (02PD055) has been submitted. The revocation will remove the Planned Development Designation associated with the Office Commercial Zoning District for the subject property (02RZ057).

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This application is the Planned Development Designation associated with the rezoning of the subject property from Office Commercial District to General Commercial District (02RZ068).

The Future Land Use Committee is requesting this Planned Development Designation be approved contingent upon the approval of the associated Rezoning and in conjunction with the Amendment to the Comprehensive Plan.

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.