

STAFF REPORT

December 5, 2002

No. 02PD069 - Planned Development Designation

ITEM 21

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02PD069 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	The west 610 feet of the NE1/4 NE1/4, Section 3, T1N,R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 18.48 acres
LOCATION	East of Elk Vale Road and north of Degeest Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Limited Agriculture District (County)
East:	Office Commercial w/Planned Development Designation
West:	Public District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	11/08/2002
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 Public 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: 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, west of Reservoir Road and north of Degeest Street. The Planned Development Designation application is a companion item to a proposed rezoning from Public District to Medium Density Residential District (02RZ073). 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.

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STAFF REVIEW: The subject property is identified in the Elk Vale Neighborhood Area Future Land Use Plan as appropriate for Public land use with an alternative land use of Medium Density Residential with a Planned Development Designation. The land use designation to the north of the property is identified as Medium Density Residential with a Planned Development Designation. The land use designation to the east is identified as Office Commercial with a Planned Development Designation. The land use designation to the west and south is identified as Public.

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 change from Public land use(s) to Medium Density Residential land use(s) will create additional traffic and an increase in drainage in the area. The subject property is located adjacent to property identified as appropriate for Public land use(s), Medium Density Residential land use(s) with a Planned Development Designation and Office Commercial land use(s) with a Planned Development Designation. 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 property owner met with the Future Land Use Committee on October 25, 2002 regarding the rezoning of this parcel from Public District to Medium Density Residential District with a Planned Development Designation. The Future Land Use Committee noted that there are no proposed public uses for this property and the alternative land use for this property is Medium Density Residential. Therefore, the Future Land Use Committee recommended approval of changing the land use on the subject property from Public to Medium Density Residential with a Planned Development Designation. This application is the Planned Development Designation associated with the rezoning of the subject property from Public District to Medium Density Residential District (02RZ073).

The Future Land Use Committee is recommending that this Planned Development Designation be approved in conjunction with the approval of the associated Rezoning.

Staff 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.