

STAFF REPORT

January 23, 2003

No. 03PD001 - Planned Development Designation

ITEM 26

GENERAL INFORMATION:

PETITIONER Renner and Sperlich Engineering for Walgar Development Company

REQUEST **No. 03PD001 - Planned Development Designation**

EXISTING
LEGAL DESCRIPTION

A portion of Tract A of Robbinsdale No. 10, and a portion of Tract B of Robbinsdale Addition No. 10 located in the NE1/4 of the SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northwesterly corner of Lot 1 of Block 26 of Robbinsdale No. 10, common to the southerly right-of-way of Minnesota Street, and the point of beginning, thence first course: S00°38'52"W, along the westerly boundary of said Lot 1 of Block 26, common to the easterly boundary of Tract A of Robbinsdale Addition No. 10, a distance of 203.04 feet, to the southwest corner of said Lot 1 Block 26, common to the northwesterly corner of Lot 2 Block 26 of Robbinsdale No. 10, and the easterly boundary of said Tract A; thence second course: S00°38'52"W, along the westerly boundary of said Lot 2 Block 26, common to the easterly boundary of said Tract A, a distance of 227.41 feet, to the southwest corner of said Lot 2 Block 26, common to the southeasterly corner of said Tract A; thence third course: S89°40'37"W, along the southerly boundary of said Tract A, common to the boundary of Lot 2 of block 11 of Robbinsdale No. 10, a distance of 453.13 feet, to a corner of said Tract A, common to a corner of said Lot 2 Block 11, and a point on the easterly boundary of Tract B of Robbinsdale No. 10; thence fourth course: S64°33'00"W, parallel with the southerly right-of-way of Minnesota Street, a distance of 312.04 feet; thence fifth course: N28°45'23"W, a distance of 229.34 feet, to a point on the southerly right-of-way of Minnesota Street; thence sixth course: N64°33'00"E, along the southerly right-of-way of Minnesota Street, a distance of 672.09 feet; thence seventh course: northeasterly, curving to the right on a curve with a radius of 935.36 feet, a delta angle of 15°40'46", a length of 255.97 feet, a chord bearing of N72°23'23"E, and a chord distance of 255.17 feet, to the Point of Beginning; located in the

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NE1/4 of the SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

PARCEL ACREAGE Approximately 5.66 acres

LOCATION West of Parkview Drive along East Minnesota Street

EXISTING ZONING Medium Density Residential w/Planned Residential Development

SURROUNDING ZONING

 North: Medium Density Residential w/Planned Residential Development and Low Density Residential District

 South: Public District/Low Density Residential District

 East: Medium Density Residential District

 West: Office Commercial District

PUBLIC UTILITIES City Sewer and Water

DATE OF APPLICATION 12/19/2002

REPORT BY Jeff Marino

RECOMMENDATION:

Staff recommends that the Planned Development Designation be approved with the condition that no sign permits or billboards shall be allowed unless approved as part of a Final Development Plan.

GENERAL COMMENTS:

The property incorporated in this Planned Development Designation is located south of Minnesota Street and east of Parkview Drive. There are currently three parcels located within the approved Planned Residential Development. Two of the parcels are undeveloped. The third parcel is developed and used as a group home. The applicant is proposing to change the Planned Residential Development to a Planned Development Designation on the western parcel only. Currently, there is no structural development on the western parcel.

The original Planned Residential Development was approved with eight stipulations on October 7, 1985. The Planned Residential Development was approved to allow a 52 dwelling unit townhouse development on the 8.4 acre lot. The applicant applied for a Major Amendment to a Planned Residential Development to remove the western parcel from the Planned Residential Development. The applicant has stated that this townhouse project is no longer a viable project. By reducing the boundaries of the Planned Residential Development the applicant would be able to use the site in accordance with the underlying

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zoning district, Medium Density Residential without review through the Planned Residential Development Process.

The Planning Commission approved the Major Amendment to reduce the boundaries of the Planned Residential Development (#02PD042) located at the site on September 26, 2002; however, that decision was appealed to the Rapid City Council. The City Council discussed the appropriateness of the reduction of the boundaries for the Planned Residential Development. In order to ensure the concerns over the impacts of the possible development were being met, the landowners, two neighbors and staff agreed to identify this area as a Planned Development Designation. This will insure that an Initial and Final Development Plan will be submitted for review and approval prior to development of the site. This designation also identifies the uniqueness of the site and the potential impacts the future development could have on the surrounding land uses. In particular, the compatibility of surrounding land uses will need to be reviewed prior to approval of a Final Development Plan.

At the December 16, 2002 City Council meeting a motion was made to continue 02PD042 to the February 3, 2003 City Council meeting to allow the applicant time to submit for a Planned Development Designation.

STAFF REVIEW:

The Rapid City Area 2000 Comprehensive Land Use Plan identifies the subject property as appropriate for Medium Density Residential use. No Planned Development Designation was attached to the Land Use Plan. However, the Planned Development Designation will ensure notification will be required, and Initial and Final Development plans will need to be submitted prior to approval. In addition, this procedure will guarantee that the unique attributes and properties of the site will be taken into account prior to any development of the parcel. The Planned Development Designation will provide an opportunity to mitigate possible impacts on the residential neighborhood(s). In particular, traffic, lighting, noise, and visual impact concerns must be addressed and mitigated as a part of the review for the Planned Development Designation.

Staff recommends the approval of the Planned Development Designation. The Planned Development Designation will allow the site specific issues to be addressed at the time a development proposal is prepared. According to the Planned Development Designation Ordinance, no building permits will be permitted until such time as a Final Development Plan is approved.

As of this writing, the receipts from the certified mailing have not been returned; however, the Planned Development Designation sign has been posted on the property. Staff will notify the Planning Commission at the January 23, 2003 Planning Commission meeting if the notification requirements have not been met. Staff has received some calls and inquiries regarding this proposal.