

STAFF REPORT

March 6, 2003

No. 02PD063 - Planned Development Designation

ITEM 31

GENERAL INFORMATION:

PETITIONER	Dream Design International Inc.
REQUEST	No. 02PD063 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	A parcel of land located in the W1/2 NW1/4 NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; being more particularly described by metes and bounds as follows: Beginning at the northwest corner of Lot 6, Block 14 of Red Rock Estates as recorded in the Pennington County Register of Deeds Office in Book 30, Page 155; Thence N03°44'30"W 140.25 feet; thence N08°38'28"E 143.92 feet; thence N11°40'26"E 155.33 feet; thence N21°22'17"E 120.00 feet; thence S68°37'43"E 160.00 feet; thence S21°22'17"W 120.00 feet to a point of curvature; thence southerly along the arc of said curve to the left whose radius is 174.50 feet and whose delta is 12°43'49", an arc length of 38.77 feet to a point of tangency; thence S08°38'28"W 175.86 feet to a point of curvature; thence southerly along the arc of said curve to the left whose radius is 174.50 feet and whose delta is 34°44'55", and arc length of 105.83 feet to a point of reversed curvature; thence southerly along the arc of said curve to the right whose radius is 125.50 feet and whose delta is 19°48'27", an arc length of 43.39 feet to a point on said curve; thence S83°41'59"W 185.45 feet to the Point Of Beginning; containing 1.94 acres more or less.
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	Approximately 1.94 acres
LOCATION	Along the extension of Birkdale Road off Muirfield Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District

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PUBLIC UTILITIES City sewer and water

DATE OF APPLICATION 10/25/2002

REPORT BY Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Development Designation be **continued to the May 8, 2003 Planning Commission meeting at the applicant's request.**

GENERAL COMMENTS:

This item has been continued several times since the November 21, 2002 Planning Commission meeting at the applicant's request. Staff had originally recommended that the item be approved in conjunction with the associated Rezoning request and with the condition that no sign permits or billboards be allowed unless approved as part of a Final Development Plan.

The applicant has again requested that this item be continued to allow them additional time to address concerns expressed by a recent purchaser of an adjacent lot. As such, staff is recommending that the Preliminary and Final Plat be continued to the May 8, 2003 Planning Commission meeting at the applicant's request. Please note that no other part of this Staff Report has been revised.

The applicant has submitted a Planned Development Designation request in conjunction with a request to change the zoning of the subject property from General Agriculture District to Low Density Residential District in order to construct townhome(s). In addition, the applicant has submitted a Preliminary and Final Plat to subdivide 3.42 acres, including the subject property, to create four residential lots and an outlot. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and sidewalk(s) along the northern portion of Birkdale Road. (See companion items #02RZ065, 02PL114 and 02SV042.)

The property is located north of Muirfield Drive and is a part of the Red Rock Estates Subdivision. A sewer lift station has recently been constructed on the outlot. The proposed residential lots are currently void of any structural development.

STAFF REVIEW:

The additional review provided by the Planned Residential Development will insure that any possible adverse impact of future development on the site will be adequately mitigated. The primary reason for the Planned Development Designation is to insure that the proposed townhome development does not adversely affect the single family residential development located south of the property. The Planned Development Designation will officially identify this property as a future Planned Residential Development.

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As identified in the associated Rezoning review, the Low Density Residential designation will allow for single family residential development. The proposed townhome development is only allowed with an approved Planned Residential Development. The Planned Development Designation will provide an opportunity to mitigate possible impacts on the single family residential use(s). In particular, traffic, lighting, noise and visual impact concerns must be addressed and mitigated as a part of the review for the Planned Commercial Development.

The Planned Development Designation will allow the City to adequately address site specific issues at the time a development proposal is prepared. According to the Planned Development Designation Ordinance, no building permits or off-premise sign permits will be permitted until such time as a Final Development Plan is approved.

The sign has been posted on the property and the certified mailing receipts have been returned. Staff has received one call of inquiry regarding the proposed development.