

STAFF REPORT

April 10, 2003

No. 03PD009 - Planned Development Designation

ITEM 19

GENERAL INFORMATION:

PETITIONER	Centerline for Lazy P-6 Land Company, Inc.
REQUEST	No. 03PD009 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	That portion of the N1/2 of Government Lot 2 located within 550 feet of the Catron Boulevard right-of-way, of the SW1/4 NW1/4 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	
LOCATION	In the northeast quadrant of the future intersection of 5th Street and Catron Boulevard
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	03/13/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a Planned Development Designation request and an associated rezoning request on the above legally described property. (See companion items #03RZ011.) Rezoning request #03RZ011 proposes to change the zoning designation of the subject property from General Agriculture District to Office Commercial District.

The property is located in the northeast quadrant of the future intersection of Fifth Street and Catron Boulevard and is currently void of any structural development.

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STAFF REVIEW:

The South Robbinsdale Neighborhood Area Future Land Use Map identifies the appropriate use of the property as Office Commercial with a Planned Development Designation. Rezoning the property as proposed will bring conformity between the zoning and the future land use identified for the subject property. The additional review provided by the Initial and Final Planned Development will insure that possible adverse impacts of future development on the site will be adequately mitigated. Potential issues that will need to be addressed through the Initial and Final Planned Development include access issues, traffic patterns and buffering and screening requirements.

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 is approved.

As of this writing, receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the April 24, 2003 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.