

STAFF REPORT

April 10, 2003

No. 03PD010 - Planned Development Designation

ITEM 20

GENERAL INFORMATION:

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| PETITIONER | Centerline for Lazy P-6 Land Company, Inc. |
| REQUEST | No. 03PD010 - Planned Development Designation |
| EXISTING LEGAL DESCRIPTION | The S1/2 of Government Lot 2 of the SW1/4 of the NW1/4 less Highway 16B right-of-way of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 18.34 acres |
| 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 #03RZ010.) Rezoning request #03RZ001 proposes to change the zoning designation of the subject property from General Agriculture District to General 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.

STAFF REVIEW:

The South Robbinsdale Neighborhood Area Future Land Use Map identifies the appropriate

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use of the property as General Commercial. In addition, a Planned Commercial Development is identified for that portion of the subject property located within 550 feet of the Catron Boulevard right-of-way. 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 Planned Commercial 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 Commercial Development 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.