

## STAFF REPORT

April 24, 2003

---

**No. 03PD012 - Planned Development Designation**

**ITEM 35**

---

### GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Delores Catron
REQUEST	<b>No. 03PD012 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	Parcel A, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.44 acres
LOCATION	2700 Jackson Boulevard
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Low Density Residential District
East:	Office Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	03/14/2003
REPORT BY	Jeff Marino

### RECOMMENDATION:

Staff recommends that the Planned Development Designation be approved in **conjunction with the corresponding Rezoning request and Comprehensive Plan Amendment request.**

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This request was continued from the April 10, 2003 Planning Commission meeting. There was an error in the advertising for the corresponding Comprehensive Plan Amendment. This request was continued to be heard in conjunction with the corresponding Comprehensive Plan Amendment. The applicant is proposing to change the land use designation on an existing funeral home located at 2700 Jackson Boulevard. The applicant is proposing to change the Zoning District Classification from Medium Density Residential to Office Commercial (03RZ014) with a Planned Development Designation. In addition, the applicant is proposing to change the future land use designation from Residential to Office Commercial. (03CA006)

The proposed rezoning is on a 1.44 acre parcel of land. There is an existing funeral home

## STAFF REPORT

April 24, 2003

---

### No. 03PD012 - Planned Development Designation

ITEM 35

---

located at the site. A building permit was issued for the funeral home in 1967. At that time, the property was zoned Class "B", which was a multi-family zoning district. Medical facilities were a permitted use in the Class "B" zoning district. In 1968, this zoning district was renamed to Medium Density Residential. The Funeral Home has approximately 70 parking spaces. Funeral Homes are not currently a permitted or conditional use in the Medium Density Residential Zoning District. The applicant wants to change the land use designation in order to bring the property into a conforming status.

STAFF REVIEW: The proposed rezoning will be consistent with the zoning to the east of the subject property. The applicant is requesting a Planned Development Designation to verify that the impacts of the proposed rezoning will be minimal on the surrounding land uses. Since this is an existing development, the Planned Development Designation will make provisions for any future development. The Planned Development Designation will ensure notification will be required, and Initial and Final Development plans of any new development, which is not determined to be a minor amendment by the Planning Director, 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 to the west of the site. 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 new 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 April 10, 2003 Planning Commission meeting if the notification requirements have not been met. **The notification requirements have been met by the petitioner.** Staff has received no calls and no written letter concerning the proposed Planned Development Designation.