

## STAFF REPORT

June 26, 2003

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**No. 03PD021 - Planned Development Designation**

**ITEM 30**

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GENERAL INFORMATION:

PETITIONER	Donald Douma for Atonement Lutheran Church
REQUEST	<b>No. 03PD021 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot A, Block 6, Northern Heights Subdivision, Section 25, T2N R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.85 acres
LOCATION	522 Anamosa Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District/Low Density Residential District
South:	Medium Density Residential District
East:	General Commercial District w/Planned Commercial Development
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	05/02/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation be **approved contingent upon the approval of the associated Rezoning from Low Density Residential District to Office Commercial District and the related Amendment to the Comprehensive Plan to change the North Rapid Neighborhood Future Land Use Plan from Low Density Residential to Office Commercial with a Planned Development Designation with the following stipulation:**

**1. No building permits or sign permits shall be issued for the property until such time as an Initial and Final Development Plan has been approved for the property.**

GENERAL COMMENTS: This item was continued at the June 5, 2003 Planning Commission meeting to allow the request to be heard in conjunction with the Rezoning from Low Density Residential to Office Commercial and a proposed Amendment to the Comprehensive Plan. This staff report has been revised as of June 18, 2003. All revised and/or added text is shown in bold print. This property is located north of Anamosa Street and west of Haines Avenue. The property was annexed

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into the City of Rapid City in 1961. It is currently zoned Low Density Residential District. The Future Land Use Committee met with the property owner regarding the rezoning of this property. The Committee recommended approval of the rezoning of the subject property from Low Density Residential District to Office Commercial District with a Planned Development Designation and with an Amendment to the Comprehensive Plan to change the North Rapid Neighborhood Area Future Land Use Plan from Low Density Residential land use(s) to Office Commercial land use(s) with a Planned Development Designation.

**STAFF REVIEW:** An application for a Rezoning from Low Density Residential Zoning District to Office Commercial Zoning District (03RZ019) has been submitted in conjunction with the Planned Development Designation request. **An Amendment to the Comprehensive Plan (03CA016) to change the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Low Density Residential to Office Commercial with a Planned Development Designation is being processed in conjunction with this request. The land use designation to the east is General Commercial with a Planned Development Designation. The land use designation to the south and west is Medium Density Residential. The land use designation to the north is Low Density and Medium Density Residential land use(s).**

According to the Rapid City Zoning Ordinance, a Planned Development Designation is a procedure by which property can be officially designated as a future Planned Residential Development, Planned Unit Development, Planned Commercial Development, or Planned Light Industrial Development prior to approval of an Initial or Final Development Plan. One of the factors established by the Ordinance in determining whether a property should be a Planned Development Designation is – *“When the location of the property is such that its development may have unusually significant impacts upon public infrastructure or surrounding developed areas.”*

Staff believes that the Planned Development Designation can help to minimize land use conflicts such as drainage issues, additional traffic, lights, or signage associated with the Office Commercial Zoning District with the surrounding uses when future redevelopment of this property occurs. The Planned Development Designation will allow the petitioners to acquire Office Commercial zoning for the property but will also allow the City to adequately address site specific issues prior to development.

Prior to any redevelopment, on-site detention and potential storm sewer extension may be required. When future redevelopment of this property occurs and a building permit is requested, the Anamosa Street approach will be reviewed in accordance with the Rapid City Street Design Criteria manual. If necessary, the Anamosa Street approach potentially may be closed and access taken from Atlas Street. Any proposal to vacate the easement identified on the plat will require that a full site topographic plan be submitted for review and approval.

The Future Land Use Committee met regarding the rezoning of this parcel from Low Density Residential District to Office Commercial District with a Planned Development Designation. The Committee discussed the possible land uses available to this property which is adjacent to General Commercial land use(s) and Medium Density

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land use(s). The Committee felt the Office Commercial land use with a Planned Development Designation would offer a transition from commercial land use(s) to residential land use(s), and the Planned Development Designation on the subject property would help to mitigate any potential land use conflicts.

The Future Land Use Committee recommends the approval of the Planned Development Designation.

As of this writing, the sign has been posted on the property and certified receipts have been returned. Staff has had one inquiry, and no objections regarding this request.