

STAFF REPORT

June 26, 2003

No. 03PD026 - Planned Development Designation

ITEM 26

GENERAL INFORMATION:

PETITIONER	DLK Engineering for DTJ, LLC
REQUEST	No. 03PD026 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	Beginning at the SE Section Corner of Section 7, T1N, R8E, BHM; thence N89°32'15" W a distance of 639.26 feet more or less; thence N00°00'35"W a distance of 50 feet more or less to the True Point of Beginning; this point is the common corner of the South East corner of Lot 2 Fellowship Addition and the South West corner of the remaining balance of Lot 2 Superpumper Addition; thence N00°00'35"W a distance of 610.83 feet more or less; thence N89°29'15"W a distance of 22.78 feet more or less; thence N00°02'07"E a distance of 330.81 feet more or less; thence S89°37'12" E a distance of 611.89 feet more or less; thence S00°01'35"W a distance of 742.35 feet more or less; thence N89°32'15"W a distance of 200.00 feet more or less; thence S00°01'35"W a distance of 200.00 feet more or less; thence N89°32'15"W a distance of 389.26 feet to the True Point of Beginning
PARCEL ACREAGE	Approximately 12.8986 acres
LOCATION	North of East Fairmont Boulevard and west of South Highway 79
EXISTING ZONING	Medium Density Residential District/General Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District/General Commercial District
South:	Light Industrial District
East:	Heavy Industrial District
West:	Medium Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	05/12/2003
REPORT BY	Karen Bulman

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RECOMMENDATION: Staff recommends that the Planned Development Designation be approved in conjunction with the Rezoning of this property from Medium Density Residential to General Commercial and the related Comprehensive Plan Amendment to change the land use from Residential to General Commercial with a Planned Commercial Development 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 property is located north of Fairmont Boulevard and east of South Dakota Highway 79. The undeveloped property was annexed into the City limits in 1947. It is currently zoned Medium Density Residential District on the west half of the property and General Commercial District on the east half of the property along S.D. Highway 79. The Comprehensive Plan for this area indicates the property is appropriate for residential land use(s). The land use designation to the north, south and west of the property is identified as Residential. The land use designation to the east is identified as Industrial.

STAFF REVIEW: 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 General Commercial Zoning District with the surrounding uses when future development of this property occurs. The Planned Development Designation will allow the petitioners to acquire General Commercial zoning for the property but will also allow the City to adequately address site specific issues prior to development.

The Future Land Use Committee met on May 1, 2003 to review this proposal. The Committee had concerns about the additional traffic that could be created by additional general commercial land uses. However, the Committee felt that the designation of additional general commercial land use at this location could assist in upgrading the quality of development along S.D. Highway 79 in this vicinity. The Committee felt the location of the property between S.D. Highway 79 and Fairmont Boulevard, a major and minor arterial respectively, indicated that commercial development at this intersection was appropriate. For these reasons the Committee supported the requested amendment with the provision that the entire parcel be designated as General Commercial with a Planned Commercial Development. The proposed Planned Development Designation will serve as a tool to

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mitigate any negative impact the commercial development may create and to address the issues, traffic concerns and topographic and drainage concerns specific to the subject property. An application for an Amendment to the Comprehensive Plan (03CA015) and a Rezoning from Medium Density Residential District to General Commercial District (03RZ015) has been submitted in conjunction with the Planned Development Designation.

The Future Land Use Committee is requesting this Planned Development Designation be approved contingent upon the approval of the associated Rezoning and in conjunction with the Amendment to the Comprehensive Plan.

As of this writing, the sign has been posted on the property, but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the June 26, 2003 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding this request.