

STAFF REPORT

July 10, 2003

**No. 03PD027 - Planned Residential Development - Initial and Final
Development Plan**

ITEM 28

GENERAL INFORMATION:

PETITIONER	DLK Engineering for South Creek Village
REQUEST	No. 03PD027 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 2 less a parcel of land described by metes and bounds: 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 N09°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, located in Superpumper Addition, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 22.94 acres
LOCATION	North of Fairmont Boulevard and east of South Highway 79
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District/General Commercial District
West:	Park Forest District
PUBLIC UTILITIES	To be extended

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DATE OF APPLICATION 05/30/2003

REPORT BY Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Residential Development - Initial and Final Development Plan be continued to the **July 24, 2003** Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: **This staff report has been revised as of July 1, 2003. All revised and/or added text is shown in bold print.** This property is located north of Fairmont Boulevard and east of South Dakota Highway 79. The property was annexed into the City limits in 1947 and is void of development. It is currently zoned Medium Density Residential District. The property located north and south of the subject property are zoned Medium Density Residential District. The property located east of the subject property is zoned Medium Density Residential and General Commercial District. The property located west of the subject property is zoned Park Forest District. The Comprehensive Plan for this area indicates the property is appropriate for residential land use(s). The applicant has submitted a Preliminary and Final Plat (03PL028) for this property, which is being continued at City Council as all the stipulations have not been met.

STAFF REVIEW: Staff has reviewed this application and has noted that additional information is required before this application can be evaluated. The site plan submitted by the applicant indicates a sign located in the right-of-way. The location of drainage lots are not indicated on the site plan. Building elevations along with materials and colors have not been submitted. The site plan indicates one access point and more than 40 units. Before a final review can be completed, the applicant must submit elevation drawings, a lighting package, a sign package, and building materials and colors for review. A site plan showing two entrances into the property must be submitted or an exception to the 40 unit rule must be submitted prior to the approval of the Planned Residential Development application. **The applicant has indicated that they are revising their site plan to include additional housing units on site. To date the information requested has not been submitted to the Planning Department.** Staff is requesting that the Planned Development Initial and Final Development Plan request be continued until the **July 24, 2003** Planning Commission meeting to allow the applicant to submit the additional information for review.