

STAFF REPORT

August 21, 2003

No. 03PD038 - Planned Development Designation

ITEM 35

GENERAL INFORMATION:

PETITIONER	Donald Ritchie
REQUEST	No. 03PD038 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	Bellview Tract A of Flormann Addition, lying south of Signal Drive, City of Rapid City, Pennington County, South Dakota, Section 1, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.37 acres
LOCATION	424 St. Cloud Street
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Park Forest District/General Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	07/25/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Planned Development Designation be approved in conjunction with the associated rezoning request with the following stipulation:

Urban Planning Division Recommendations:

1. No sign permits or billboards shall be allowed at the site unless approved as part of a Final Development Plan.

GENERAL COMMENTS: The submitted request is to place a Planned Development Designation on the subject property in order to allow a rezoning from Park Forest Zoning District to Medium Density Residential Zoning District (03RZ026). The applicant has submitted a Planned Development Designation at staff's request to insure that the proposed development at the site will be appropriate for the surrounding land uses and to mitigate the potential impacts on adjacent properties.

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The proposed Planned Development Designation is for a 0.34 acre piece of property near the corner of Franklin Street and 1st Street. The Future Land Use Map designates this property as appropriate for residential land use. The property is currently zoned Park Forest.

The property to the south of the proposed Planned Development Designation is zoned Medium Density Residential. The property to the west of the subject property is zoned Park Forest, and the property to the east is zoned Park Forest. In addition, the property directly north is zoned Park Forest, as well.

STAFF REVIEW: The proposed rezoning will be consistent with the zoning to the south and to the west of the subject property. Staff requested that the applicant apply for a Planned Development Designation to insure that the impacts of the proposed rezoning will be minimal on the surrounding land uses. The Planned Development Designation will ensure notification will occur, and Initial and Final Development plans are submitted for review and approval. In addition, this procedure will guarantee that potential impacts of the development of the site will be addressed. In particular, issues relating to infrastructure, soil stability, and drainage can be addressed and mitigated as a part of the review for the Planned Development Designation.

Engineering information regarding soil stability, geotechnical information, drainage, erosion, infrastructure, and utilities will have to be submitted at the time of Initial and Final Development plan. This information will verify that the site will be able to support the proposed development.

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 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 August 21, 2003 Planning Commission meeting if the notification requirements have not been met. Staff has received several calls and letters concerning the proposed development at this location. Some of the concerns raised were relevant to the density of the proposed development and the soil stability at that location.