

STAFF REPORT

October 9, 2003

No. 03PD051 - Planned Development Designation

ITEM 17

GENERAL INFORMATION:

PETITIONER

Renner and Sperlich for Doeck, LLC

REQUEST

No. 03PD051 - Planned Development Designation

EXISTING

LEGAL DESCRIPTION

A portion of the NW1/4 of the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; more fully described as follows: Commencing at the southwest corner of Lot 11 of Block 6 of Auburn Hills Subdivision, and the Point of Beginning; thence, first course: S00°12'10"W, along a 1/16 Section Line of Section 13, a distance of 59.68 feet, to the Southwest 1/16 Section Corner of said Section 13; thence, second course: S89°42'30"W, along the 1/16 Section Line of said Section 13, a distance of 1319.48 feet, to the South 1/16 Section Corner common to Sections 13 and 14; thence, third course: N00°02'42"E, along the 1/16 Section Line common to Sections 13 and 14, a distance of 430.21 feet; thence, fourth course: easterly, curving to the right on a curve with a radius of 474.00 feet, a delta angle of 09°57'36", an arc length of 82.40 feet, a chord bearing of N85°13'22"E, and a chord distance of 82.29 feet, to a point of tangency; thence, fifth course: S89°47'50"E, a distance of 632.92 feet, to a point of curve; thence, sixth course: easterly, curving to the right on a curve with a radius of 274.00 feet, a delta angle of 30°10'33", an arc length of 144.31 feet, a chord bearing of S74°42'34"E, and a chord distance of 142.65 feet, to a point of tangency; thence, seventh course: S59°37'17"E, a distance of 178.46 feet, to a point of curve on the southerly edge of the right-of-way of Auburn Drive; thence, eighth course: easterly, along the southerly edge of the right-of-way of said Auburn Drive, curving to the left on a curve with a radius of 326.00 feet, a delta angle of 30°27'47", an arc length of 173.33 feet, a chord bearing of S74°51'10"E, and a chord distance of 171.29 feet, to a point of tangency; thence, ninth course: N89°54'56"E, along the southerly edge of the right-of-way of said Auburn Drive, a distance of 66.02 feet, to a point of curve; thence, tenth course: easterly, along the southerly edge of the right-of-way of said Auburn Drive, curving to the right on a curve with a radius of 274.00 feet, a delta angle of 17°26'22", an arc length of 83.40

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feet, a chord bearing of S81°21'53"E, and a chord distance of 83.08 feet, to the northwesterly corner of said Lot 11 of Block 6 of Auburn Hills Subdivision; thence eleventh course: S00°12'10"W along the westerly boundary of said Lot 11 of the Block 6 of Auburn Hills Subdivision, a distance of 183.43 feet, to the southwesterly corner of said Lot 11 of Block 6 of Auburn Hills Subdivision, and the Point of Beginning; said parcel contains 11.564 acres more or less

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| PARCEL ACREAGE | Approximately 11.564 acres |
| LOCATION | At the intersection of Chalkstone Drive and Auburn Drive |
| EXISTING ZONING | No Use District |
| SURROUNDING ZONING | |
| North: | No Use District |
| South: | General Agriculture District (County) |
| East: | Medium Density Residential District |
| West: | General Agriculture District (County) |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 09/15/2003 |
| REPORT BY | Karen Bulman |

RECOMMENDATION:

Staff recommends that the Planned Development Designation be approved in conjunction with the Rezoning of this property from No Use District to Medium Density Residential 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 at the corner of Chalkstone Drive and Auburn Drive west of Haines Avenue and north of Mall Ridge Subdivision. A voluntary annexation of the subject property (03AN005) was completed on July 22, 2003. The adjacent property located north of the subject property was also annexed into the City in conjunction with the subject property. The property located to the east of the subject property is zoned Medium Density Residential District. The property located to the south and west of the subject property is zoned General Agriculture by Pennington County. The subject property is currently zoned No Use District. A Layout, Preliminary and Final Plat application (03PL091) has been approved for the property.

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The Comprehensive Plan for this area indicates the property is appropriate for residential land use(s). The land use designation to the north, south, east and west of the property is identified as Residential.

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 has concerns about the additional traffic and other issues that could be created by multi-family residential housing. Staff believes that the Planned Development Designation can help to minimize land use conflicts such as, additional traffic, lights, or signage associated with the Medium Density Residential Zoning District with the surrounding residential uses when future development of this property occurs. The Planned Development Designation will allow the petitioners to acquire Medium Density Residential zoning for the property but will also allow the City to adequately address site specific issues prior to development. An application for a Rezoning from No Use District to Medium Residential District (03RZ037) has been submitted in conjunction with the Planned Development Designation.

Staff is requesting this Planned Development Designation be approved contingent upon the approval of the associated Rezoning.

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 October 9, 2003 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding this request.