

STAFF REPORT

October 23, 2003

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**No. 03PD048 - Planned Development Designation**

**ITEM 19**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 03PD048 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	A previously unplatted parcel of land in the SW1/4 of the NW1/4 of Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. Being more particularly described as follows: Commencing at the found corner stamped R.L.S. No. 4208 of the center 1/4 corner of Section 26, this being the POINT OF BEGINNING; thence N89°18'29"W 697.03 feet; thence N01°18'09"E 142.76 feet; thence along a curve to the left having a radius of 526.00 feet through a central angle of 21°19'55" with an arc length of 195.84 feet, a chord bearing of N09°21'48"W and a chord length of 194.71 feet along said curve; thence N20°01'46"W 210.75 feet; thence along a curve to the left having a radius of 893.51 feet through a central angle of 10°56'23" with an arc length of 170.60 feet, a chord bearing of N64°30'03"E and a chord length of 170.34 feet along said curve; thence S46°19'54"E 890.09 feet to POINT OF BEGINNING; said parcel containing 5.57 acres more or less
PARCEL ACREAGE	Approximately 5.57 acres
LOCATION	South of Catron Boulevard and east of U.S. Highway 16
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	No Use District
East:	Low Density Residential District w/Planned Unit Development
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/12/2003

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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 District 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 south of Catron Boulevard and east of U.S. Highway 16. The subject property is currently in a No Use Zoning District. Properties located north and east of the subject property are zoned Low Density Residential District with a Planned Residential Designation. The properties located south and west of the subject property are zoned No Use District. The South Robbinsdale Neighborhood Area Future Land Use Plan indicates the land use(s) on the subject property is appropriate for Planned Unit Development and Planned Residential Development with a Maximum Density of one dwelling unit per acre. The land use for the properties located north, south and west of the subject property is Planned Residential Development with a Maximum Density of one dwelling unit per one acre. The land use for the property located east of the subject property is Planned Unit Development.

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.”*

The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the land use for the subject property as appropriate for a Planned Unit Development and Planned Residential Development with a Maximum Density of one dwelling unit per acre. The applicant met with the Future Land Use Committee to discuss changing the land use from Planned Unit Development and Planned Residential District with a maximum density of one dwelling unit per acre to Medium Density Residential with a Planned Residential Development and changing the zoning from No Use District to Medium Density Residential District with a Planned Development Designation. The Future Land Use Committee noted that a portion of the subject area includes a deep drainage area and would not be suitable for construction and that the Medium Density Residential Zoning District would be a buffer between the General Commercial Zoning District to the west and the Low Density Residential Zoning District to the east. This Planned Development Designation serves as notice that the drainage area will be used as open space and a buffer between the existing development to the east and any future development that will occur on the subject property. When laying out future development plans, there will be no development in the drainage

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area. The Future Land Use Committee recommended the requested changes in land use and rezoning of the subject property.

Staff has reviewed the application and notes that when development occurs, the right-of-way identified will need to be increased to 76 feet to comply with the collector status as identified on the Major Street Plan.

As of this writing, the sign has been posted on the property, and the receipts from the certified mailing have been returned. Staff has received three inquiries regarding this request.