

STAFF REPORT

November 6, 2003

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**No. 03PD053 - Planned Development Designation**

**ITEM 11**

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GENERAL INFORMATION:

PETITIONER	Cindy Guthrie and Ken Kirkeby for Lutheran Social Services
REQUEST	<b>No. 03PD053 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	Lot A of Lot 3 of the SE1/4 NE1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .98 acres
LOCATION	1010 Soo San Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	No Use District
East:	No Use District
West:	Public District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	10/10/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved contingent upon the approval of the associated rezoning from No Use District to Office Commercial District and the related Comprehensive Plan Amendment to change the land use from Residential to Office Commercial with a Planned Development Designation 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 1010 Soo San Drive and east of West Middle School. The property is located adjacent to land owned by the City of Rapid City. The subject parcel, as well as property owned by the City of Rapid City and adjacent property owned by the State of South Dakota and the U.S. Federal Government, was annexed in 1947. The property was never rezoned as it was property owned by various governmental entities. The properties located to the north, south and east of the subject property are part of that larger parcel of government land and are located in a No Use

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Zoning District. The property located to the west of the subject property is zoned Public District. Soo San Drive lies adjacent to the western boundary of the property. The Comprehensive Plan for this area indicates the property is appropriate for residential land uses. An application for a Rezoning from No Use District to Office Commercial District (03RZ045) and an Amendment to the Comprehensive Plan to change the land use designation from Residential to Office Commercial with a Planned Development Designation (03CA036) have been submitted in conjunction with this Planned Development Designation.

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 Planned Development Designation is consistent with the Future Land Use Committee's recommendations as well as neighborhood residents' concurrence during the Open House for the draft West Rapid Neighborhood Area Future Land Use Plan. This property is currently being used for office commercial use(s). The subject property is located across the street from West Middle School and is adjacent to property owned by various governments. It is also located adjacent to Soo San Drive, a collector street. Staff believes that the Planned Development Designation can help to address concerns over intensity of use and any future traffic issues. The Planned Development Designation will allow the petitioners to acquire Office Commercial zoning for the property but will also allow the City to adequately address any future site specific issues.

The Building Inspection Division has noted that the building does not comply with the Americans with Disabilities Act, ANSI 117.1 requirements. Any change in use from the existing office commercial use will require that the building comply with all ADA requirements.

The Staff is requesting this Planned Development Designation be approved contingent upon the approval of the associated Rezoning from No Use District to Office Commercial District and in conjunction with the Amendment to the Comprehensive Plan to change the land use from Residential to Office Commercial with a Planned Development Designation.

As of this writing, the sign has not been posted on the property, and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the November 6, 2003 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding this request.

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