

STAFF REPORT

December 4, 2003

No. 03PD056 - Planned Development Designation

ITEM 20

GENERAL INFORMATION:

PETITIONER Renner & Sperlich Engineering Company for 16 Plus, LLP

REQUEST **No. 03PD056 - Planned Development Designation**

EXISTING
LEGAL DESCRIPTION

A portion of Tract 2 of Pioneer Subdivision, located in the NE1/4 of the NE1/4, Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; more fully described as follows: Commencing at a point on the section line highway between Sections 27 and 34, common to northeasterly corner of said Tract 2 of Pioneer Subdivision, and the Point of Beginning; thence, first course: S00°00'00"E, along the easterly boundary of said Tract 2 of Pioneer Subdivision, common with the westerly edge of the statutory section line right-of-way, and common with the westerly edge of U.S. Highway 16 right-of-way, a distance of 109.69 feet, to an angle point; thence, second course: S07°20'00"W, along the easterly boundary of said Tract 2, common with the westerly edge of the right-of-way of U.S. Highway 16, a distance of 303.97 feet, to the northeasterly corner of Lot 3 of Moon Ridge Subdivision; thence, third course: S89°53'10"W, along the northerly boundary of said Lot 3 of Moon Ridge Subdivision, a distance of 1247.37 feet, to a point on the westerly boundary of said Tract 2, common with the northwesterly corner of said Lot 3 of Moon Ridge Subdivision; thence, fourth course: N00°11'53"E, along the westerly boundary of said Tract 2, a distance of 411.10 feet, to a point on the section line common to Section 27 and 34, common to a point the southerly boundary of Lot 5 of Godfrey Addition, and common to the northwesterly corner of said Tract 2; thence fifth course: N89°52'53"E, along the northerly boundary of said Tract 2, common to the section line between Sections 27 and 34, and common with the southerly boundary of Lots 4 and 5 of said Godfrey Addition, a distance of 796.18 feet, to an angle point; thence, sixth course: N89°50'57"E, along the northerly boundary of said Tract 2, common to the section line between Sections 27 and 34, and common with the southerly boundary of Lots 3 and 4 of said Godfrey Addition, a distance of 466.12 feet, to an angle point; thence,

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seventh course: S89°10'40"E, along the northerly boundary of said Tract 2, common to the section line between Sections 27 and 34, a distance of 22.45 feet, to the northeasterly corner of said Tract 2, and the Point of Beginning; said parcel contains 12.00 acres more or less

PARCEL ACREAGE	Approximately 12.00 acres
LOCATION	Northwest of the U.S. Highway 16 and Moon Meadows Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Suburban Residential District/Highway Service (County)
South:	Public District
East:	General Agriculture District
West:	Suburban Residential District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	10/24/2003
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 General Commercial District and the related Amendments to the Comprehensive Plan to change the land use from General Agriculture to General Commercial with a Planned Commercial Development and from General Commercial to General Commercial with a Planned Commercial Development 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 staff report has been revised as of November 24, 2003. All revised and/or added text is shown in bold print.** The applicant is requesting to rezone approximately 12 acres located north of the intersection of U.S. Highway 16 and Moon Meadows Road. The property was annexed into the City limits in July 2000 and is zoned No Use District. The property located to the west is zoned Suburban Residential District by Pennington County. The property located to the north is zoned Suburban Residential District and Highway Service District by Pennington County. The property located to the east is zoned General Commercial District. The property located to the south is zoned Public District. U.S. Highway 16 lies adjacent to the eastern boundary of the property.

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Applications for Amendments to the Comprehensive Plan to change the future land use designation on 12 acres of property from General Agriculture to General Commercial with a Planned Commercial Development (03CA037) and from General Commercial to General Commercial with a Planned Commercial Development (03CA038) and for a rezoning of the property from No Use District to General Commercial District (03RZ038) have been submitted in conjunction with this Planned Development Designation request.

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 subject property is currently void of any development. Staff had concerns over the intensity of use and potential impacts on the residential land uses adjacent to the subject property. Staff believes that the Planned Development Designation can help to address concerns over potential conflicts with the adjacent residential land uses when future development of this property occurs. The property located south of the subject property was recently rezoned to Public District and has been purchased by the U.S. Forest Service. Properties located north and west of the subject property are zoned for residential uses. The applicant requested a meeting with the Future Land Use Committee to consider the change in land use from General Agriculture land use(s) to General Commercial land use(s) and the requested rezoning of the property from No Use District to General Commercial District. **The Future Land Use Committee met with the applicant on October 16, 2003. The Future Land Use Committee felt that the General Commercial land use for this property is appropriate with a Planned Commercial Development. The Planned Development Designation will allow the petitioners to acquire General Commercial zoning for the property but will also allow the City to adequately address any site specific issues prior to development.**

The required Planned Development Designation sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received one inquiry but no objections to the proposed Planned Development Designation at the time of this writing.