

STAFF REPORT

December 4, 2003

No. 03PD057 - Planned Development Designation

ITEM 30

GENERAL INFORMATION:

PETITIONER	Centerline for Ken Kirkeby and Larry Lewis
REQUEST	No. 03PD057 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	Parcel A of Tract SB of Springbrook Acres, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.92 acres
LOCATION	South of Sandstone Ridge Apartments and east of Holiday Estates
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Medium Density Residential District w/Planned Residential Development
South:	Park Forest District
East:	Park Forest District
West:	Medium Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/05/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Development Designation be denied without prejudice.

GENERAL COMMENTS:

The applicant has submitted a Planned Development Designation for the subject property. In addition, the applicant has submitted a Comprehensive Plan Amendment to change the future land use designation on a 14.92 acre parcel from Park Forest to Low Density Residential II with a Planned Residential Development. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from Park Forest District to Low Density Residential District II. (See companion items #03CA040 and 03RZ047.)

On April 21, 2003 the City Council approved a Preliminary and Final Plat to subdivide

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approximately 65 acres into three lots. The Preliminary and Final Plat included the subject property. The City Council also approved a Variance to the Subdivision Regulations to waive the requirement to improve the bulb of the cul-de-sac at the eastern terminus of Holiday Lane and to allow a sidewalk on one side of Holiday Lane. On February 6, 2003, the Planning Commission approved a Planned Development Designation for the subject property.

The applicant has indicated that in the future an Initial and Final Planned Residential Development will be submitted to create a 20 dwelling unit residential development. The proposed residential development will include townhomes and one four-plex unit.

STAFF REVIEW:

As previously indicated, the Planning Commission previously approved a Planned Development Designation for the subject property. As such, staff is recommending that this item be denied without prejudice. As noted in the associated Comprehensive Plan Amendment and Rezoning reviews, staff is also recommending that an Initial Residential Development Plan be submitted addressing access, water availability, drainage improvements and fire concerns associated with the constraints specific to the subject property in order to demonstrate that this is a viable development plan for the site.