

STAFF REPORT

January 8, 2004

No. 03PD061 - Planned Development Designation

ITEM 10

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for 3 T's Land Development LLC
REQUEST	No. 03PD061 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	NW1/4 SW1/4 less Tract R in the NW1/4 SW1/4 and less NE1/4 NE1/4 NE1/4 NW1/4 SW1/4; N1/2 N1/2 N1/2 N1/2 SW1/4 SW1/4, all in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40.96 acres
LOCATION	Along Minnesota Street west of 5th Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/12/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Development Designation be approved in conjunction with the associated rezoning request with the condition that no sign permits or billboards shall be allowed unless approved as part of a Final Development Plan.

GENERAL COMMENTS:

The applicant has submitted a Planned Development Designation request in conjunction with a request to change the zoning of the subject property from General Agriculture District to Low Density Residential District. In addition the applicant has submitted a Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Future Land Use Plan to change the future land used designation of the subject property from a Planned Residential Development with a maximum of one dwelling unit per lot to a Planned Residential Development with a maximum of 1.2 dwelling units per lot. The applicant has also submitted a Layout Plat to subdivide approximately 41 acres into 47 residential lots. The development is proposed as Phase 4 of the Minnesota Ridge Subdivision. (See

STAFF REPORT

January 8, 2004

No. 03PD061 - Planned Development Designation

ITEM 10

companion items 03RZ055, 03CA043 and 03PL123.)

The subject property is located at the western terminus of Minnesota Street and Middle Valley Drive and is currently void of any structural development.

STAFF REVIEW:

The South Robbinsdale Neighborhood Area Future Land Use Map identifies the appropriate use of the property as a Planned Residential Development with a maximum density of one dwelling unit per acre due to topographic constraints existing on the site. As previously, indicated the applicant has submitted a Layout Plat identifying the subdivision of the 41 acre parcel into 47 lots, or 1.2 dwelling units per acre. The increase in the proposed density is small, however, as part of an Initial and Final Planned Residential Development the applicant must address slope stability and drainage issues relative to the subject property. The additional review provided by a Planned Residential Development process will also insure that other possible adverse impacts, such as traffic, lighting, noise and visual impacts, are adequately mitigated as a part of the development of the site.

As noted in the associated Rezoning review, the Low Density Residential designation will allow for a single family residential development. The Planned Development Designation will allow the City to adequately address site specific issues at the time the development proposal is prepared. According to the Planned Development Designation Ordinance, no building permits or off-premise sign permits will be permitted until such time as a Final Development is approved.

As of this writing, receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the January 8, 2004 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.