

STAFF REPORT

February 5, 2004

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**No. 03PD047 - Planned Development Designation**

**ITEM 13**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 03PD047 - 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:	No Use District
West:	General Commercial District w/Planned Commercial Development
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 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: The Planned Development Designation was originally approved at the October 23, 2003 Planning Commission meeting. Upon review, Staff was made aware that this application was not properly advertised. Therefore, this application must be brought before the Planning Commission for consideration after proper legal notification has been given. Staff has notified the surrounding neighbors, a sign has been posted and legal advertising was completed on January 22, 2004.

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. Property located north of the subject property is zoned Low Density Residential with a Planned Development Designation. Property located west of the subject property is zoned General Commercial with a Planned Commercial Development. The properties located south and east of the subject property are zoned No Use District. The South Robbinsdale Neighborhood Area Future Land Use indicates the subject property is appropriate for Planned Residential Development with a maximum density of one dwelling unit per acre land use(s). The land use for property located north, south and east of the subject property is Planned Residential Development with a maximum density of one dwelling unit per acre. The land use for property located west of the subject property is General Commercial with a Planned Commercial 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 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 Residential land use(s) with a maximum density of one dwelling unit per acre to General Commercial land use(s) with a Planned Commercial Development and changing the zoning from No Use District to General Commercial District with a Planned Development Designation. The Future Land Use Committee noted that the property was adjacent to Catron Boulevard and adjacent to

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commercial land use(s) to the west. A Planned Development Designation would help mitigate any future impacts that might occur when the property develops. 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, but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the February 5, 2004 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or comments regarding this request.