

## STAFF REPORT

February 5, 2004

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**No. 03PD049 - Planned Development Designation**

**ITEM 14**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 03PD049 - 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: Beginning at the found corner stamped R.L.S. No. 4208 of the center 1/4 corner of Section 26; this being the TRUE POINT OF BEGINNING; thence S02°00'56"W 1325.99 feet; thence N87°48'27"W 680.57 feet; thence N01°18'09"E 1307.89 feet; thence S89°18'29"E 697.03 feet to the Point of Beginning; said parcel containing 20.82 acres more or less
PARCEL ACREAGE	Approximately 20.82 acres
LOCATION	South of Catron Boulevard and east of U.S. Highway 16
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	Low Density Residential District w/Planned Residential Development
East:	Limited Agriculture District (County)
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/12/2003
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

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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 south of the subject property is zoned Low Density Residential District with a Planned Residential Designation. Property located east of the subject property is zoned Limited Agriculture District by Pennington County. The properties located north and west of the subject property are zoned No Use District. The South Robbinsdale Neighborhood Area Future Land Use Plan indicates the land use on the subject property is appropriate for Planned Residential Development with a maximum density of one dwelling unit per acre. The land use for the property located south and west of the subject property is Planned Residential Development with a maximum density of one dwelling unit per acre. The land use for the property located north of the subject property is Planned Residential Development with a maximum density of one dwelling unit per acre and Planned Unit 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 Development with a maximum density of one dwelling unit per acre to Planned Residential Development with a maximum density of 2.5 dwelling units per acre with a Planned Development Designation and changing the zoning from No Use District to Low Density Residential District with a Planned Development Designation. The Future Land Use Committee noted that Low Density Residential District with a Planned Development Designation was appropriate for the subject property which was located adjacent to residential land use(s) to the north, east and south. 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.

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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.