

STAFF REPORT

February 5, 2004

No. 03PD050 - Planned Development Designation

ITEM 15

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03PD050 - Planned Development Designation
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; thence S72°37'41"W along a non-visual line, 1200.17 feet to the TRUE POINT OF BEGINNING; thence S88°41'51"E 440.00 feet; thence S01°18'09"W 931.03 feet; thence N87°48'27"W 440.05 feet; thence N01°18'09"E 924.20 feet to the TRUE POINT OF BEGINNING; said parcel containing 9.37 acres more or less
PARCEL ACREAGE	Approximately 9.37 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:	No Use District
West:	General Commercial District w/Planned Commercial Development
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 in conjunction with the Rezoning of this property from No Use District to Office Commercial District with the following stipulation:

1. No building permits or sign permits shall be issued for the property until such time as an

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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 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 with a Planned Development Designation. Property located west of the subject property is zoned General Commercial with a Planned Development Designation. The properties located north 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 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 District with a maximum density of one dwelling unit per acre to Office Commercial with a Planned Commercial Development and changing the zoning from No Use District to Office Commercial District with a Planned Development Designation. The Future Land Use Committee noted that the subject property is adjacent to land use located west of the subject property, that is designated General Commercial with a Planned Commercial Development. The Committee also noted that the Office Commercial land use(s) would be an appropriate buffer between the General Commercial land use(s) to the west and the residential land use(s) to the east. The Future Land Use Committee recommended the requested changes in land use and rezoning of the subject property.

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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.