

## STAFF REPORT

February 5, 2004

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### No. 03PD052 - Planned Development Designation

ITEM 16

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#### GENERAL INFORMATION:

PETITIONER	Walgar Development
REQUEST	<b>No. 03PD052 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	Lot 16, Block 28, Robbinsdale No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.21 acres
LOCATION	In the northeast corner of Alta Vista Drive and Anamaria Drive
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District w/Planned Residential Development
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	09/26/2003
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 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 at the northeast corner of Anamaria Drive and Alta Vista Drive. The

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property is currently zoned Low Density Residential II District. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies this property as appropriate for Low Density Residential land use(s). A Comprehensive Plan Amendment to change the future land use designation from Low Density Residential II to Medium Density Residential with a Planned Residential Development was recently approved for an area located east of the subject property to accommodate town homes for an elderly housing development. An application for a Rezoning from Low Density Residential II District to Medium Density Residential District (03RZ032) and an Amendment to the Comprehensive Plan to change the South Robbinsdale Neighborhood Future Land Use Plan from Low Density Residential land use(s) to Medium Density Residential land use(s) with a Planned Development Designation (03CA030) was submitted in conjunction with this Planned Development Designation.

STAFF REVIEW: The Rapid City Zoning Ordinance defines a Planned Development Designation as 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.”*

Staff had concerns over the potential density and intensity of use and potential impacts on the low density residential land uses adjacent to the subject property. Staff believes that the Planned Development Designation can help to address concerns over intensity of use, as well as, soil stability, geotechnical information, drainage information, and traffic circulation on the subject property when future development of this property occurs. The Planned Development Designation will allow the petitioners to acquire Medium Density Residential zoning for the property but will also allow the City to adequately address site specific issues prior to development.

The Staff requested that this Planned Development Designation be approved contingent upon the approval of the associated Rezoning from Low Density Residential II to Medium Density Residential and in conjunction with the Amendment to the Comprehensive Plan to change the land use from Low Density Residential to Medium Density Residential with a Planned Development Designation. The rezoning and the related Amendment to the Comprehensive Plan were approved on October 23, 2003. Staff is requesting that the Planned Development Designation be approved.

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 objections regarding this request.