

STAFF REPORT

February 5, 2004

No. 03PD060 - Planned Development Designation

ITEM 10

GENERAL INFORMATION:

PETITIONER	WellSpring, Inc.
REQUEST	No. 03PD060 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	Lots 1 thru 5, Block 11, Bradsky Subdivision, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.240 acres
LOCATION	1205 E. St. James Street
EXISTING ZONING	Medium Density Residential District/ Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District/Flood Hazard District
South:	Medium Density Residential District
East:	Flood Hazard District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/24/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation be **approved contingent upon the approval of the associated rezoning from Flood Hazard District to Office Commercial District and rezoning from Medium Density Residential District to Office Commercial District, and the related Amendment to the Comprehensive Plan to change the land use from Low Density Residential to Office Commercial with a Planned Commercial Development 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: **This staff report has been revised as of January 26, 2004. All revised and/or added text is shown in bold print.** The applicant is requesting to rezone property located at 1205 E. St. James Street from Flood Hazard District to Office Commercial District on the east portion of the subject property and from Medium Density Residential District to Office Commercial District on the west portion of the subject property.

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Property located north of the subject property is zoned Medium Density Residential District and Flood Hazard District. Property located east of the subject property is zoned Flood Hazard District. Property located south and west of the subject property is zoned Medium Density Residential District. The applicant wishes to rezone the subject property Office Commercial with a Planned Development Designation.

Wellspring has indicated their plans are to extend therapeutic services for youth by enlarging their facility to accommodate an additional 48 youth a day. A portable building is planned to be placed on the proposed new parking lot until such time as adequate funds are available. An application to rezone Lots 1-3 of the subject property from Flood Hazard District to Office Commercial District (03RZ052) and an application to rezone Lots 4-5 of the subject property from Medium Density Residential District to Office Commercial District (03RZ053) will be heard in conjunction with this Planned Development Designation. An Amendment to the Comprehensive Plan to change the land use designation from Light Industrial to Office Commercial **with a Planned Commercial Development** will also be considered at the **February 5, 2004** Planning Commission meeting.

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 applicant has indicated that they plan to add additional offices and employees in the future to be able to extend their services to accommodate additional youth. Until funding is sufficient to begin construction, a temporary structure will be located on the eastern boundary of the property. The subject property is located in the one hundred year flood plain. As such, prior to any temporary structure being placed on the property, a Flood Plain Development Permit must be obtained.

When the Initial and Final Development Plan is submitted, the applicant will need to identify the location of water, sewer and street improvements. The Engineering Department has indicated that utility improvements, specifically water and sewer mains, may be needed at the time of construction.

The Comprehensive Plan currently indicates that the subject property is appropriate for Light Industrial land uses. An Amendment to the Comprehensive Plan to change the land use designation from Light Industrial to Office Commercial with a Planned Commercial Development will be considered in conjunction with the rezoning of the property.

The property is located adjacent to developed residential property and to undeveloped land zoned Flood Hazard District. Currently, the undeveloped property

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is being used for recreational purposes. The future commercial development of the subject property will create additional traffic and could have possible future impacts on the surrounding neighborhood. The Planned Development Designation will allow the petitioners to acquire Office Commercial zoning for the property but will also allow the City to adequately address any site specific issues prior to development.

As of this writing, the sign has been posted on the property, and the receipts from the certified mailing have been returned. Staff has received **one** inquiry **but no** objections regarding this request.