

STAFF REPORT

February 19, 2004

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**No. 03PD058 - Planned Development Designation**

**ITEM 12**

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GENERAL INFORMATION:

PETITIONER	Franklin Simpson
REQUEST	<b>No. 03PD058 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	A parcel of land described by metes and bounds as beginning at the southwesterly corner of Tract H of the Wesleyan Christian Center, Thence first course: N76°34'25"E a distance of 263.55 feet to the SE corner of said Tract H; Thence second course: N69°06'06"E a distance of 98.75 feet to the westerly right-of-way line of Sunny Springs Road; Thence third course: S17°49'19"E a distance of 195.45 feet to an angle point of Sunny Springs Road right-of-way; Thence fourth course: S27°11'30"W a distance of 14.14 feet to the north right-of-way line of Harmony Heights Lane; Thence fifth course: S72°12'18"W a distance of 256.21 feet to a point of curvature on the north line of Harmony Heights Lane; Thence sixth course: along an arc to the right, which radius is 170.00 feet an arc distance of 110.36 feet to a point of tangency on the north line of Harmony Heights Lane; Thence seventh course: N70°21'42"W a distance of 53.48 feet to the east right-of-way line of Plaza Boulevard; Thence eighth course: along the east right-of-way line of Plaza Boulevard, on an arc to the left, which radius is 333.35 feet an arc distance of 162.41 feet, and the chord bearing of N00°31'03"E a distance of 160.81 feet, to the point of beginning, said parcel of land containing 1.792 acres more or less, all lying in the NE1/4 SE1/4 of Section 27 and in the NW1/4 SW1/4 of Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.792 acres
LOCATION	Along Harmony Heights Lane
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Office Commercial District
South:	General Agriculture District
East:	Medium Density Residential District

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West:	Office Commercial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	11/07/2003
REPORT BY	Karen Bulman

**RECOMMENDATION:** Staff recommends that the Planned Development Designation be **denied without prejudice.**

**GENERAL COMMENTS:** This item was continued at the December 4, 2003 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of February 9, 2004. All added and/or revised text is shown in bold print. The property is located at the northeast corner of Plaza Boulevard and Harmony Heights Lane and currently zoned General Agriculture District. Sunny Springs Road is also located adjacent to the east boundary of the property. The properties located north and west of the subject property are zoned Office Commercial District. The property located to the east is zoned Medium Density Residential District. The property located to the south is zoned General Agriculture District. An application for an Amendment to the Comprehensive Plan (03CA041), a Rezoning from General Agriculture District to Medium Density Residential District (03RZ049) and a Preliminary and Final Plat (03PL112) have been submitted in conjunction with this Planned Development Designation.

**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 subject property is currently void of development. However, there have been several apartment complexes constructed east of the subject property, all taking access from Harmony Heights Lane. As a result, there are over 300 dwelling units with a single point of access. A second point of access is necessary to insure the public safety in an emergency situation. Dedication and surety for the construction of Sunny Springs Road is needed before there is any further development. The Engineering Division has commented that prior to development, drainage in this area should be reviewed, specifically the construction of Detention Pond 103.

Staff recommends that the Planned Development Designation be continued to the February 19, 2004 Planning Commission meeting to be considered in conjunction with the Preliminary and Final Plat.

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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.

**This item has been continued several times since the December 4, 2003 Planning Commission meeting. The additional information needed for the Preliminary and Final Plat application has not been submitted. As such, staff is recommending that the Preliminary and Final Plat be denied without prejudice. This application for a Planned Development Designation was to be considered in conjunction with the rezoning request and the Preliminary and Final Plat application, and as such, staff also recommends that the Planned Development Designation be denied without prejudice. The applicant has been notified that staff is recommending that this item be denied without prejudice. The applicant has indicated that he will submit subsequent applications once the plans needed for the Preliminary and Final Plat have been completed.**