

## STAFF REPORT

March 25, 2004

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**No. 04PD009 - Planned Development Designation**

**ITEM 40**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 04PD009 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	SE1/4 NE1/4 and the SW1/4 NE1/4, all located in Section 23, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80 acres
LOCATION	West of Bunker Drive
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	Mobile Home Residential District (City)
West:	General Agriculture District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	02/27/2004
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved contingent upon the approval of the associated rezoning from No Use District to Low Density Residential District, rezoning from No Use District to Park Forest District, and the related Amendment to the Comprehensive Plan to change the land use from Park Forest to Low Density Residential with a Planned Residential 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: The subject property is located west of Haines Avenue and west of CHMH Subdivision. The property is currently void of any structural development. The approval of the related Petition of Annexation (04AN001) will place a No Use Zoning District designation on the property. The property owner plans to build residential structures on this property and has submitted a request to rezone the east half of the property from No Use District to Low Density Residential District and rezone the west half of the property from No

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Use District to Park Forest District all in conjunction with a Planned Development Designation.

In addition to the Planned Development Designation, the applicant has submitted a Petition to Annex the subject property, a Rezoning request to change the zoning designation on the west half of the subject property from No Use District to Park Forest District, and a Rezoning request to change the zoning designation on the east half of the subject property from No Use District to Low Density Residential District. The applicant has also submitted a Comprehensive Plan Amendment to the Long Range Comprehensive Plan to change the land use designation on the east half of the subject property from Park Forest to Low Density Residential with a Planned Residential Development. In addition, the applicant has submitted a Layout Plat to subdivide an 80 acre parcel into 105 residential lots to be known as Rainbow Ridge Subdivision. Lastly, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water and sewer; to waive the requirement to provide sidewalks on both sides of the street; and, to allow lots twice as long as they are wide. (See companion items #04SV009, 04PL014, 04RZ005, 04AN001, 04RZ004 and 04CA004.)

**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 plans to develop the east half of the subject property into residential housing with a Low Density Residential Zoning District and the west half of the subject property into residential housing with larger lots with a Park Forest Zoning District. The applicant has requested a Planned Development Designation in order to provide the population densities for the proposed development. A residential subdivision is located east of the subject property. Development of additional residential structures will create additional traffic and could have possible future impacts on the surrounding neighborhood. Drainage, soil stability and public sewer issues will need to be addressed due to the steep grades in the area. The Planned Development Designation will allow the petitioners to acquire residential zoning for the property but will also allow the City to adequately address any site specific issues prior to development. The Future Land Use Committee met March 12, 2004 and recommended approval of the Comprehensive Plan Amendment to change the land use on the east half of the property from Park Forest to Low Density Residential land use(s) with a Planned Residential Development.

As of this writing, the required Planned Development sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the March 25, 2004 Planning Commission meeting if these

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requirements have not been met. Staff has received no inquiries or objections regarding the proposed planned development at the time of this writing.