

## STAFF REPORT

March 25, 2004

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**No. 04PD011 - Planned Development Designation**

**ITEM 22**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 04PD011 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	The south 200 feet of Lot 1 of Neff's Subdivision #3, Section 34, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.0 acres
LOCATION	East of Elk Vale Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	No Use District
East:	No Use District
West:	No Use District
PUBLIC UTILITIES	NA
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 General Commercial District 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 property is located east of Elk Vale Road and north of E. Anamosa Street. A voluntary annexation of the subject property (03AN006) was completed July 22, 2003. The subject property is the location of a utility substation. An 11-6-19 Review (04SR003) was approved by the Planning Commission on March 4, 2004 to allow a substation control house to be enlarged. The Elk Vale Neighborhood Future Land Use Plan indicates that the south 200 feet of the subject property is appropriate for General Commercial land use with a Planned Commercial Development. A Rezoning from No Use District to General Commercial District (04RZ007) has been submitted in conjunction with this Planned Development application.

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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.”*

A utility substation currently is located on the subject property. An 11-6-19 Review was approved by the Planning Commission on March 4, 2004 to allow the substation control house to be enlarged. The Elk Vale Neighborhood Future Land Use Plan indicates that General Commercial land use(s) with a Planned Commercial Development is appropriate for the south 200 feet of the subject property. The land use for the north 200 feet of the subject property is indicated as appropriate for Medium Density Residential with a Planned Residential Development. The Planned Development Designation will address any future issues between the residential and commercial land uses, such as lighting, landscaping, and traffic. Elk Vale Road is proposed to be a major entry way into our community. Anamosa Street is proposed to extend east from Elk Vale Road and will be located adjacent and south of the subject property. Prior to any further development of the property, the Planned Development Designation will allow the City to adequately address any site specific issues that may occur between the residential and commercial land uses or issues due to the location of the subject property near Elk Vale Road and Anamosa Street.

The Staff is requesting this Planned Development Designation be approved contingent upon the approval of the associated Rezoning from No Use District to General Commercial District.

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