

STAFF REPORT

March 25, 2004

No. 04PD012 - Planned Development Designation

ITEM 30

GENERAL INFORMATION:

PETITIONER	Stanley & Durr LLC dba Fjords Ice Cream Factory
REQUEST	No. 04PD012 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	Lots 1 and 2, Mediterranean Subdivision, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.932 acres
LOCATION	1805 and 1815 38th Street
EXISTING ZONING	Medium Density Residential District/Planned Residential Development
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	02/27/2004
REPORT BY	Todd Tucker

RECOMMENDATION:

Based on the Planning Commission's previous action, Staff recommends that the Planned Development Designation be approved with the condition that no sign permits or billboards be allowed unless approved as part of a Final Development Plan.

GENERAL COMMENTS: The applicant has submitted a Planned Development Designation for the above legally described properties. The subject properties are located at the southwest corner of Canyon Lake Drive and 38th Street. The applicant has also submitted applications to rezone the properties from Medium Density Residential to Neighborhood Commercial and amend the Future Land Use Plan from Residential to Neighborhood Commercial. (See companion items #04RZ002 and #04CA002.) Currently four single-family residences are located on the southernmost parcel. The northern most parcel is void of any structural development.

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STAFF REVIEW: The Comprehensive Plan and the West Rapid Neighborhood Area Future Land Use Plan Draft identifies the appropriate use of the property as residential. As previously mentioned the applicant has applied to rezone these properties from Medium Density Residential to Neighborhood Commercial. The applicant's stated intent is to construct an ice cream store. At the February 19, 2004 Planning Commission meeting, the Planning Commission indicated support for the rezoning of the property if a Planned Development Designation or an Initial and Final Development Plan application were submitted in conjunction with the rezoning request. This would protect the adjacent residential neighborhood from the impacts of more intense uses allowed in the Neighborhood Commercial Zoning District.

The Planned Development Designation will allow the City to adequately address site specific issues and the time a development proposal is prepared. The additional review provided by the Initial and Final Planned Development will insure that possible adverse impacts of the future development on the site will be adequately mitigated. Potential issues that will need to be addressed through the Initial and Final Planned Development include access, parking, traffic patterns, outdoor lighting, landscape buffering and screening requirements.

Staff is recommending that no building permits or off-premise sign permits will be permitted until such time as a Final Development Plan is approved.

As of this writing, receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the March 25, 2004 Planning Commission meeting if these requirements have not been met.