

STAFF REPORT

March 25, 2004

No. 04PD014 - Planned Development Designation

ITEM 49

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PD014 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	A parcel of land located in the SW1/4 of Section 22, T2N, R8E, BHM, Pennington County, South Dakota, being more particularly described as beginning at the southwest corner of said Section 22; thence S89°47'57"E, 50.00 feet to the true point of beginning; thence N00°02'25"E, 499.64 feet; thence S89°57'35"E, 200.00 feet; thence S00°02'25"W, 500.20 feet; thence N89°47'57"W, 200.00 feet to the true point of beginning containing 2.295 acres more or less
PARCEL ACREAGE	Approximately 2.295 acres
LOCATION	Along North Elk Vale Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Box Elder
East:	General Agriculture District (County)
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 General Commercial District, and the related Amendment to the Comprehensive Plan to change the land use from General Agriculture to General 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 undeveloped property contains approximately 2.295 acres and

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is located along the east boundary of North Elk Vale Road north of U.S. Interstate 90. The property is adjacent to the northeast boundary of Rapid City and the northwest boundary of Box Elder. Upon approval of the related annexation, this property will be designated as a No Use Zoning District.

In addition to this Planned Development application, the applicant has submitted fifteen companion applications including: A Petition to Annex, Preliminary Plat, Subdivision Variance, five Rezoning applications, two Planned Development applications, and five Comprehensive Plan Amendments (See companion items: 04PL020, 04SV014, 04AN002, 04CA005, 04RZ008, 04RZ009, 04CA006, 04PD015, 04RZ010, 04CA007, 04RZ011, 04CA008, 04RZ012, 04CA009, and 04PD016).

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 the development of Elk Vale Park will include a mobile home park. A commercial development is indicated within Elk Vale Park as a complimentary business for the mobile home park and the general public. As commercial development occurs, there may be some concerns, such as lighting or traffic that may potentially impact the residential land uses. A Planned Commercial Development will address some of those impacts on the surrounding areas. The subject property is located along North Elk Vale Road, a major arterial street and corridor into the City. Future impacts of increased traffic, flood plain issues or landscaping concerns can also be addressed through the Planned Commercial Development. The Planned Development Designation will allow the petitioners to acquire General Commercial zoning for the property but will also allow the City to adequately address any site specific issues prior to development.

The Comprehensive Plan identifies the subject property as appropriate for general agriculture land use(s). On February 13, 2004, the Future Land Use Committee met to review the proposal for Elk Vale Park, a development that includes approximately 140 acres. The Committee recommended approval of an Amendment to the Comprehensive Plan to change the land use on the subject property from General Agriculture to General Commercial with a Planned Commercial Development.

Staff is recommending that this Planned Development Designation be approved contingent upon the approval of the associated Rezoning from No Use District to General Commercial District and in conjunction with the Amendment to the Comprehensive Plan to change the land use from General Agriculture to General Commercial with a Planned Commercial Development.

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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.