

STAFF REPORT

March 25, 2004

No. 04PD015 - Planned Development Designation

ITEM 52

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PD015 - 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; thence N00°02'25"E, 1866.33 feet to the true point of beginning; thence N00°02'25"E, 241.99 feet; thence S88°49'19"E, 1275.54 feet; thence S00°01'44"W, 762.36 feet; thence N89°48'10"W, 44.10 feet; thence N39°12'45"W, 503.01 feet; thence N63°34'43"W, 352.18 feet; thence N90°00'00"W, 597.56 feet to the true point of beginning containing 10.390 acres more or less
PARCEL ACREAGE	Approximately 10.390 acres
LOCATION	Along North Elk Vale Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
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 Light Industrial District, and the related Amendment to the Comprehensive Plan to change the land use from General Agriculture to Light Industrial with a Planned Light Industrial Development with the following stipulation:

1. No building permits or sign permits shall be issued for the property until such time as an

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Initial and Final Development Plan has been approved for the property.

GENERAL COMMENTS: This undeveloped property contains approximately 10.390 acres and is located along the east boundary of North Elk Vale Road north of U.S. Interstate 90. Upon approval of the related annexation, this property will be zoned No Use 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, 04PD014, 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, as well as public, commercial and light industrial development. The light industrial area is indicated to be storage units for the mobile home park and the general public. The subject property is located adjacent to North Elk Vale Road, a principal arterial road and corridor into the City. The subject property is located in the 100 year federally designated floodplain. As such, the applicant will be required to follow Chapter 15.32, the City flood plain regulations, when future development of this property occurs. Developing Elk Vale Park may produce increased traffic, flood plain concerns or landscaping issues that may have future impacts to the surrounding community. The Planned Development Designation will allow the petitioners to acquire Light Industrial zoning for the property but will also allow the City to adequately address any site-specific issues prior to development.

Staff is recommending that this Planned Development Designation be approved contingent upon the approval of the associated Rezoning from No Use District to Light Industrial District and in conjunction with the Amendment to the Comprehensive Plan to change the land use from General Agriculture to Light Industrial with a Planned Light Industrial 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 requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

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