

STAFF REPORT
April 22, 2004

No. 04PD019 - Planned Development Designation

ITEM 23

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for WEB Land Holdings, LLC
REQUEST	No. 04PD019 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	From a point beginning 430.32 feet at a bearing S89°27'02"E from the SW corner of the NW1/4 of the SE 1/4 of Section 11, T1N, R7E, BHM; This is the point of beginning: Thence travel 1390.27 feet at a bearing S89°27'23" East to a point, thence travel 273.91 feet at a bearing S45°09'27" West to a point, thence travel along a 100.11 foot radius concave easterly curve with a chord bearing S04°34'14" East at a distance of 152.68 feet to a point, thence travel 27.01 feet at a bearing S54°22'24" East to a point, thence travel 179.20 feet at a bearing S35°06'11" West to a point; thence travel along a 229.33 foot radius concave southwesterly curve with a chord bearing S65°44'09" West, at a distance of 232.84 feet to a point, thence travel 134.38 feet at a bearing N82°37'26" West to a point, thence travel along a 251.47 foot radius concave Northeasterly curve with a chord bearing N61°51'37" West, at a distance of 178.04 feet to a point, thence travel 82.17 feet at a bearing N36°33'39" West to a point, thence travel along a 379.97 foot radius concave southerly curve with a chord bearing S86°34'59" West at a distance of 638.65 feet to a point; thence travel 490.92 feet at a bearing N07°00'51" East to the point of beginning; said parcel contains approximately 13.06 acres
PARCEL ACREAGE	Approximately 13.06 acres
LOCATION	Along Tower Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Medium Density Residential District w/PRD
South:	Park Forest District
East:	General Commercial District w/PCD
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	03/12/2004

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REPORT BY

Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved contingent upon the approval of the associated rezoning from General Agriculture District to Low Density Residential II 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 staff report has been revised as of April 13, 2004. All revised and/or added text is shown in bold print. The Planning Commission was notified at the April 8, 2004 meeting that the required sign was not posted on the property. Therefore, this application was continued to the April 22, 2004 Planning Commission meeting to allow the required sign to be posted. The subject property is located approximately 1,250 feet northeast of the Sandstone Lane/Tower Road intersection on the north side of Tower Road and west of Mount Rushmore Road. The applicant has submitted a Layout Plat to create a ten lot townhome development. The property is currently void of any structural development and is zoned General Agriculture District. The property owner has submitted a request to rezone the property from General Agriculture District to Low Density Residential District II with a Planned Development Designation and a related Amendment to the Comprehensive Plan to change the land use from Residential to Low Density Residential II with a Planned Residential Development.

The applicant has submitted several applications for proposals located in the Tower Road area incorporating approximately 57.79 acres. In addition to the Planned Development Designation, the applicant has submitted fifteen applications including: three Planned Development Designations, four Rezoning requests, four Comprehensive Plan Amendments, and four Layout Plats. The Layout Plats submitted by the applicant indicate subdividing the property into Tower Road Offices, a Tower Road Retirement Center, and ten Senior Townhomes. (See companion items: 04PL030, 04RZ014, 04CA011, 04PL031, 04RZ015, 04PD022, 04CA012, 04PL032, 04RZ016, 04PD020, 04CA013, 04PL033, 04RZ017, 04CA014, and 04PD021.)

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 request to rezone this property from General Agriculture District to Low Density Residential II District (04RZ015) and a request for an Amendment to the Comprehensive Plan (04CA012) have been submitted in conjunction with the Planned Development Designation. The Planned Residential Development – Initial and Final Development Plan

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will address site specific concerns relative to drainage, slope stability, traffic and street improvements on the subject property.

On March 26, 2004, the Future Land Use Committee met to review the proposal for the Tower Road Retirement Center. The subject property is currently located within a residential land use area on the City's Comprehensive Plan.

The Staff is requesting this Planned Development Designation be approved contingent upon the approval of the associated Rezoning from General Agriculture District to Low Density Residential II District.

The required sign has been posted on the property and the receipts from the certified mailing have been returned. **Staff has received several inquiries, but no objections regarding the proposed request.**