

STAFF REPORT
May 6, 2004

No. 02PD005 - Revocation of a Planned Development Designation

ITEM 18

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoney Creek Inc.
REQUEST	No. 02PD005 - Revocation of a Planned Development Designation
EXISTING LEGAL DESCRIPTION	E1/2 SW1/4 less Stoney Creek Subdivision Phase 1 and Less Lot H2, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.92 acres
LOCATION	North of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Agriculture District/Neighborhood Commercial District
SURROUNDING ZONING	
North:	Mobile Home Residential District/Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	04/08/2004
REVIEWED BY	Karen Bulman / Dave Johnson

RECOMMENDATION: Staff recommends that the Revocation of a Planned Development Designation be approved in conjunction with the related Comprehensive Plan Amendment.

GENERAL COMMENTS: This property contains approximately 24.92 acres and is located north of the intersection of Catron Boulevard and Nugget Gulch Road. Several platted lots within the subject property have been developed. The property is zoned Low Density Residential with a Planned Development Designation. The subject property is currently located within a new area of residential development in the southwest section of the City. Sewer and water extensions, as well as the extension of Catron Boulevard from Sheridan Lake Road to U.S. Highway 16, have preceded the development of this area.

STAFF REVIEW: The Planned Development Designation was placed on the subject property on March 21, 2002. It was anticipated that during the Initial and Final Development Plan, a request for reduced setbacks would be requested. However, the Initial and Final

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Development Plan was not submitted. In error, staff issued building permits for several residential homes in the area without the approval of an Initial and Final Development Plan. All the residences were built with the required setbacks. The applicant has indicated that all further development in the area will meet the setback regulations for Low Density Residential Zoning Districts. Therefore, the Initial and Final Development Plan to require reduced setbacks is no longer needed.

In addition, a Comprehensive Plan Amendment to revise the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on the subject property from Planned Residential Development with a maximum density of 4.8 dwelling units per acre to Low Density Residential (04CA017) was approved at the April 22, 2004 Planning Commission meeting and will be heard at the May 3, 2004 City Council meeting. Removing the Planned Development Designation will allow the subject property to be in compliance with the City's Comprehensive Plan identifying the property as appropriate for Low Density Residential land uses.

Staff recommends approval of the revocation of a Planned Development Designation in conjunction with the approval of the Comprehensive Plan Amendment. As of this writing, the required sign has been posted on the property, but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the May 6, 2004 Planning Commission meeting if this requirement has not been met. Staff has received two inquiries but no objections regarding the proposed request at the time of this writing.