

STAFF REPORT  
June 10, 2004

**No. 04PD032 - Planned Development Designation**

**ITEM 34**

GENERAL INFORMATION:

PETITIONER	Pat Hall with Coldwell Banker, LKH, Inc. for Hogan Real Estate LLC
REQUEST	<b>No. 04PD032 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	The north 319 feet of Lot 16, a replat of Block 31 of a replat of Blocks 4, 5, 6, 11, 12, 13, 19, 20, 21, 26, 27 and 28 of the Nowlin and Wood Addition in the N1/2 of the NW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; less Lot H1, H2 and H3, Lot 16 of Block 31 of the Nowlin and Wood Addition in the N1/2 of the NW1/4, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.25 acres
LOCATION	1125 North Lacrosse Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	General Commercial District
South:	Medium Density Residential District
East:	General Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	05/17/2004
REVIEWED BY	Todd Tucker / Dave Johnson

RECOMMENDATION:

Staff recommends that the Planned Development Designation be approved in conjunction with the associated Rezoning and Comprehensive Plan Amendment requests, 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 property. The subject property is located at the southwest corner of Anamosa Street and LaCrosse Street. The applicant has also submitted applications to rezone the property from Medium Density Residential to General Commercial and amend the North Rapid Neighborhood Future Land Use Map from Medium Density Residential to General Commercial. (See companion items #04RZ033 and #04CA027.) Currently a 5,200 square foot church is located on the subject property.

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STAFF REVIEW: The Comprehensive Plan and the North Rapid Neighborhood Future Land Use Map identifies the appropriate use of the property as residential. As previously mentioned the applicant has applied to rezone the subject property from Medium Density Residential to General Commercial. The applicant's stated intent is to construct a retail store on the property. The placement of a Planned Development Designation would protect the adjacent residential neighborhood from the impacts of more intense uses allowed in the General 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 fencing 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 mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the June 10, 2004 Planning Commission meeting if these requirements have not been met.