

STAFF REPORT
July 22, 2004

No. 04PD036 - Planned Residential Development - Initial and Final Development Plan **ITEM 23**

GENERAL INFORMATION:

PETITIONER	Richard O. Stahl
REQUEST	No. 04PD036 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Tracts J, K, L, M and N of Lot 6 of Block 19, Boulevard Addition of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-5 of Stahl Victorian Addition of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.8 Acres
LOCATION	In the southwest corner of the intersection of West Street and South Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	High Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	High Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/17/2004
REVIEWED BY	Karen Bulman / Curt Huus

RECOMMENDATION: Staff recommends that the Planned Residential Development - Initial and Final Development Plan be continued to the August 5, 2004 Planning Commission meeting.

GENERAL COMMENTS: The subject property is located at the southwest corner of the intersection of West Street and South Street. The property is currently void of any structural development and is zoned High Density Residential District. The property owner has submitted a Preliminary Plat (04PL092) in conjunction with this Planned Residential Development – Initial and Final Development Plan.

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

STAFF REPORT
July 22, 2004

No. 04PD036 - Planned Residential Development - Initial and Final Development Plan **ITEM 23**

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.”*

On April 16, 2001, a Planned Residential Development - Initial Development Plan (01PD004) was approved by the City Council for the subject property. A Planned Residential Development – Final Development Plan (01PD047) was submitted and approved with stipulations by the Planning Commission on August 23, 2001. The application was continued by the City Council for six months waiting for the stipulations to be met. On March 4, 2002, the Final Development Plan was Denied without Prejudice as the stipulations were not met. These stipulations included landscaping and parking requirements prior to City Council approval, approval of a revised site plan identifying one additional fire hydrant prior to City Council approval, and all stipulations of the Preliminary and Final Plat (01PL084) were to be met. A Final Development Plan must be submitted within 18 months of an approved Initial Development Plan. As this date has expired, a new Initial and Final Development Plan has been submitted.

The Preliminary Plat (01PL084), submitted in 2001, was denied without prejudice on March 4, 2002 as the stipulations were not met. The applicant has resubmitted a Preliminary Plat (04PL092) in conjunction with this Planned Residential Development – Initial and Final Development Plan. The same information from the previous applications has been provided for the current applications. The plans need to be revised to reflect current 2004 specifications and verify existing conditions. Staff has noted that the proposed access on Hill Street and South Street needs to align with access across the street. The Preliminary Plat (04PL092) is recommended to be continued to the August 5, 2004 Planning Commission meeting in order to allow the applicant to submit the required information.

Staff is requesting this Planned Residential Development - Initial and Final Development Plan be continued to the August 5, 2004 Planning Commission meeting to allow the Preliminary Plat information to be submitted for review.

As of this writing, the required sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received several objections regarding the proposed Planned Residential Development – Initial and Final Development Plan.