

STAFF REPORT
October 7, 2010

No. 10PD058 - Planned Commercial Development - Initial Development Plan **ITEM 23**

GENERAL INFORMATION:

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| APPLICANT | Property Rentals, Inc. |
| AGENT | Janelle Finck for Fisk Land Surveying & Consulting Engineers |
| PROPERTY OWNER | Property Rentals, Inc. |
| REQUEST | No. 10PD058 - Planned Commercial Development - Initial Development Plan |
| EXISTING LEGAL DESCRIPTION | Tract G (less part of Lots 1, 2, 3A and 3B and less Lot H1); Tract H (less part of Lots 1 and 29 of Fairway Hills and less Lot H1); and Lot 1 of Tract I all of Arrowhead View Addition, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 4.75 acres |
| LOCATION | 3800 Fairway Hills Drive |
| EXISTING ZONING | Medium Density Residential District (Planned Residential Development) |
| SURROUNDING ZONING | |
| North: | Medium Density Residential District (Planned Residential Development) |
| South: | Medium Density Residential District (Planned Residential Development) |
| East: | Medium Density Residential District (Planned Residential Development) |
| West: | Park Forest District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 9/10/2010 |
| REVIEWED BY | Vicki L. Fisher / Mary Bosworth |

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial Development Plan be continued to the October 21, 2010 Planning Commission meeting.

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GENERAL COMMENTS:

The applicant has submitted an Initial Planned Commercial Development application to allow a commercial development on 4.75 acres. The applicant has indicated that the site will be developed in three phases. The applicant has also submitted a Major Amendment to the Fairway Hills Planned Residential Development (File #10PD057) to reduce the boundaries of the previously approved Planned Development removing the 4.75 acres.

On September 23, 2010, the Planning Commission recommended denial of a related Rezoning request (File #10RZ043) to change the zoning designation of the 4.75 acres from Medium Density Residential to General Commercial. In addition, the Planning Commission recommended denial of a Comprehensive Plan Amendment to the Future Land Use Plan (File #10CA021) to change the land use designation from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development. These two items will be considered at the October 4, 2010 City Council meeting.

The property is located in the northeast corner of the intersection of Fairway Hills Drive and Sheridan Lake Road. Currently, a rental sales office is located in the southwest corner of the property. The properties located north, south and east are zoned Medium Density Residential District and are also a part of the Fairway Hills Planned Residential Development. The property to the west is zoned Park Forest and is the location of the Arrowhead Golf Course.

STAFF REVIEW:

The applicant has requested that the Initial Planned Commercial Development be continued to the October 21, 2010 Planning Commission meeting. Staff subsequently recommends that the item be continued to the October 21, 2010 Planning Commission meeting as requested by the applicant.

Notification Requirement: As of this writing, the 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 October 7, 2010 Planning Commission meeting if these requirements have not been met.