

STAFF REPORT
October 21, 2010

No. 10PD058 - Planned Commercial Development - Initial Development Plan **ITEM 20**

GENERAL INFORMATION:

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 **denied**.

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GENERAL COMMENTS:

(Update: October 11, 2010. All revised and/or added text is shown in bold print.) This item was continued at the October 7, 2010 Planning Commission meeting at the applicant's request.

On October 4, 2010, the City Council denied a related Rezoning request (File #10RZ043) to change the zoning designation of the 4.75 acres from Medium Density Residential to General Commercial and 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. Based on the recommendation of the City Council to deny the related Rezoning request and Comprehensive Plan Amendment to the Future Land Use Plan, staff recommends that the Initial Planned Commercial Development application to allow a commercial development on the 4.75 acres be denied.

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

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Commission at the October 7, 2010 Planning Commission meeting if these requirements have not been met.

(Update: October 11, 2010) The white slips and green cards have been returned. In addition, the sign has been posted on the property. Staff has received numerous calls and written statements in opposition to this request.