

STAFF REPORT

December 7, 2000

PDD #00PD064 - Planned Development Designation

ITEM 25

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	PDD #00PD064 - Planned Development Designation
LEGAL DESCRIPTION	A tract of land located in the Southwest one-quarter of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. Described in more details as follows: Beginning at a point on the west line of said Southwest One-Quarter of Section 16 from which the northwest corner of said Southwest One-Quarter bears North 0°02'47" West a distance of 520.56 feet; Thence South 64°12'46" East a distance of 736.41 feet; Thence South 60°47'57" East a distance of 304.64 feet to a point on a curve from which the radius point of said curve bears North 56°52'02" West; Thence along the arc of said curve to the right having a radius of 204.00' a distance of 35.82 feet; Thence South 43°11'23" West a distance of 1323.28 feet to the west line of said Southwest One-Quarter of Section 16; Thence North 0°02'47" West a distance of 1461.86 feet to the Point of Beginning, containing an area of 15.8 acres, more or less
PARCEL ACREAGE	Approximately 15.8 Acres
LOCATION	At the southern terminus of South Valley Drive
EXISTING ZONING	No Use District (City)
SURROUNDING ZONING	
North:	No Use District (City)
South:	No Use District (City)
East:	No Use District (City)
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	None
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved in conjunction with the associated rezoning request and for the same geographic area as the rezoning request with the following stipulation:

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Urban Planning Division Recommendations:

1. No sign permits shall be issued for the property until such time that a Planned Commercial Development/Initial and Final Development Plan have been approved.

GENERAL COMMENTS: This application for a Planned Development Designation is the companion request to the proposed rezoning of the subject property from the No Use District to the General Commercial Zoning District (see related Staff Report). The petitioner has submitted this request for a Planned Development Designation for a 15.8 acre parcel of unplatted land. Most of the property was annexed by the City on March 6, 2000. The subject property is located within the proposed Plum Creek Subdivision. Several Layout Plats have been approved for Plum Creek Subdivision over the past year. The most recent Layout Plat was approved by the City Council on October 16, 2000. That Layout Plat proposed General Commercial land uses near the future intersection of Minnesota Street and the Southeast Connector. Staff indicated at that time that this proposal could be supported provided that the General Commercial land uses were kept north of Minnesota Street and provided a Planned Development was approved in conjunction with the rezoning.

It is important to note that there are two discrepancies regarding the metes and bounds description and the area in which Staff is supporting the rezoning and Planned Development Designation. First, it was the intention of the property owner to rezone only areas north of the future Minnesota Street alignment to the General Commercial Zoning District with a Planned Development Designation. The metes and bounds description, however, extends this area to the south of Minnesota Street. Secondly, due to miscommunication between Staff and the property owner's representative, the proposed rezoning and Planned Development Designation were advertised for only those portions currently zoned as No Use. The No Use Zoned area is located north of the quarter section line only. Staff has discussed these two issues with the property owner's representative who has indicated that he would like the City to proceed with rezoning that portion of the legal description which lies north of Minnesota Street and north of the quarter section line. Prior to City Council action on this request, the property owner's representative will provide Staff with a revised metes and bounds description reflecting this change. This will leave a small triangular tract of land adjacent to the future intersection of Minnesota Street and the rearage road belonging to the General Agriculture Zoning District. This small area can be rezoned at a later date.

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 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."*

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Staff noted during their review of the last Layout Plat for the subject property, that adverse impacts could occur between the commercial areas and the adjacent residential areas of the Plum Creek development unless a Planned Development was secured for the property. Staff believes that the Planned Development Designation and future Planned Commercial Development will give the developer and the City the ability to mitigate any substantial adverse impacts. Site specific issues such as landscaping, buffering, building elevations and setbacks will be addressed as part of the future Planned Commercial Development to ensure that no adverse impacts to adjoining residential areas occurs.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the property owner to acquire General Commercial zoning for the property but will also allow the City to adequately address site specific issues at the time a development proposal is prepared. According to the Planned Development Designation Ordinance, no building permits can be issued for this property until a development proposal has been submitted to the City and approved as an Initial and Final Development Plan.

The required Planned Development sign has been posted on the subject property. The required mailing of surrounding property owners has also been completed. Staff has not received any objections or inquiries regarding this request.