

STAFF REPORT

March 22, 2001

No. 01PD003 - Planned Development Designation

ITEM 9

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for John Skulborstad and Peter Torino
REQUEST	No. 01PD003 - Planned Development Designation
LEGAL DESCRIPTION	Lot 1 of Lot F-1, Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1 Acres
LOCATION	North of the Cleghorn Fish Hatchery on U.S. Highway 44 West
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Limited Agriculture District (County) / Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District / Medium Density Residential District
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planned Development Designation be continued to the April 5, 2001 Planning Commission meeting to be heard in conjunction with a rezoning request.

GENERAL COMMENTS: **This item was continued at the February 22, 2001 and the March 8, 2001 Planning Commission meetings to be heard in conjunction with an associated Preliminary and Final Plat. This Staff Report has been revised as of 3/10/01. All revised or added text is shown in bold print.** The Planned Development Designation is a companion item to a proposed rezoning request on the subject property. The applicant is proposing to change the zoning from Park Forest to Office Commercial with a Planned Development Designation in order to allow a photography studio on the property. In addition, the applicant has submitted a Preliminary and Final Plat to create a one acre lot and a Subdivision Regulations Variance request to waive the requirement for sewer, water, sidewalk and street light conduit. (See companion items #01RZ001, 01PL007 and 01SV005, respectively.)

Currently an unoccupied building is located on the property. At one time the building was the site of the Johnson Siding Volunteer Fire Department.

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STAFF REVIEW: During the review of the Preliminary and Final Plat, staff identified that additional site evaluation information and a revised Master Plan must be submitted prior to the project going forward. **To date, this information has not been submitted for review and approval.** The Engineering Division has indicated that concerns regarding proposed approach location(s) along Jackson Boulevard may interfere with the proposed commercial use on the subject property. As such, staff is recommending that all associated items, including the Planned Development Designation, be continued to the **April 5, 2001** Planning Commission meeting to allow the applicant to address the platting issues.