

STAFF REPORT

September 7, 2000

PDD #00PD041 - Planned Development Designation

ITEM 19

GENERAL INFORMATION:

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| PETITIONER | Peggy Nielsen and Marcia Houk |
| REQUEST | PDD #00PD041 - Planned Development Designation |
| LEGAL DESCRIPTION | Lots 1 and 2 of Shaver Tract Subdivision of the north portion of Parcel No. 1 located in the W1/2, NW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 11.810 Acres |
| LOCATION | East of Jackson Boulevard and south of Shaver Street |
| EXISTING ZONING | General Commercial District |
| SURROUNDING ZONING | |
| North: | Medium Density Residential District |
| South: | High Density Residential District - General Commercial District (PCD) |
| East: | Park Forest District |
| West: | General Commercial District |
| PUBLIC UTILITIES | City Water and Sewer |
| REPORT BY | Blaise Emerson |

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved.

GENERAL COMMENTS: The applicant is proposing to subdivide a 11.810 acre parcel into two lots. The property is located east of Jackson Boulevard and south of Shaver Street. The Planning Commission and City Council approved a Layout Plat for the subject property earlier this year. The Layout Plat identified a number of issues regarding the subject property. Staff had expressed concerns with the size and potential usage of the proposed lots. Access was an additional concern.

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. The City gives no assurance that a particular initial or final development plan will be granted for the property that has been identified as a Planned Development Designation. Rather, the granting of a Planned Development Designation simply

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means that the City acknowledges there are sufficient factors associated with the property that a future Planned Residential Development, Planned Unit Development, Planned Commercial Development, or Planned Light Industrial Development may be warranted. Planned development designations should be granted only for property meeting one or more of the following criteria: When the property is characterized by environmentally sensitive areas or extreme or unusual topography; when the location of the property is such that its development may have unusually significant impacts upon public infrastructure or surrounding developed areas; and when the property is of unusual importance to the community in terms of its aesthetic, historic, or cultural value. The subject property meets all the criteria for a Planned Development Designation.

STAFF REVIEW: Staff has reviewed the Planned Development Designation and has noted the following considerations:

Staff identified a number of issues regarding the subdivision of the subject property in the approved Layout Plat. These issues can be addressed as part of either further platting of the property or when specific development plans are proposed for the property. The following are the major issues that need to be addressed as part of any future Initial and Final Planned Commercial Development plan for the property.

Access – Staff is concerned with the potential impacts of vehicular traffic from the development on the intersections of Shaver Street and Jackson Boulevard and Valentine Street and Jackson Boulevard. Loading this intersection with additional traffic may negatively impact adjacent properties and the capacity and safety of Jackson Boulevard. Neither intersection will meet signalization warrants at any time in the future due to the proximity to the Jackson Boulevard and West Main Street intersection.

Geotechnical Information – The majority of the subject property is located on very steep side slopes. There has been slides and slumping of the hillside in this area. Staff is very concerned with any development of the hillside. Staff may require that detailed geotechnical information be provided prior to issuance of any building permit on the property.

Water – The higher elevation of the property may result in there not being adequate water pressure for fire flows. Staff would like to make the applicant aware that water pressure at the site restricts the allowable location and/or height of any structures on the site.