

STAFF REPORT

September 7, 2000

PDD #00PD043 - Planned Development Designation

ITEM 23

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Century Resources
REQUEST	PDD #00PD043 - Planned Development Designation
LEGAL DESCRIPTION	Lots 12 through 18 of Block 17 of South Boulevard Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .56 Acres
LOCATION	At the intersection of Flormann Street and 7th Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Office Commercial District (PCD)
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planned Development Designation be denied without prejudice.

GENERAL COMMENTS: The Planned Development Designation is a companion item to a proposed rezoning of the subject property. The property is currently zoned Medium Density Residential District. The applicant is proposing to rezone the property to General Commercial District with a Planned Development Designation.

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 REVIEW: Staff is recommending that the Planned Development Designation request be denied without prejudice. The accompanying rezoning request is not appropriate for the area. Staff is concerned that the types of uses permitted in the General Commercial Zoning District could generate noise, traffic and light pollution impacts. These impacts could negatively affect neighboring residential areas located adjacent to the subject property. Staff is recommending that this item be denied without prejudice to allow the applicant to submit an alternative rezoning request.