



# Rapid City Planning Commission Planned Development Project Report October 22, 2020

<b>Item #3</b>
<b>Applicant Request(s)</b>
Case #20PD029 - Revocation of Planned Development Designation
Companion Case(s) N/A

<b>Development Review Team Recommendation(s)</b>
Staff recommends approval of the Planned Development Designation Revocation.

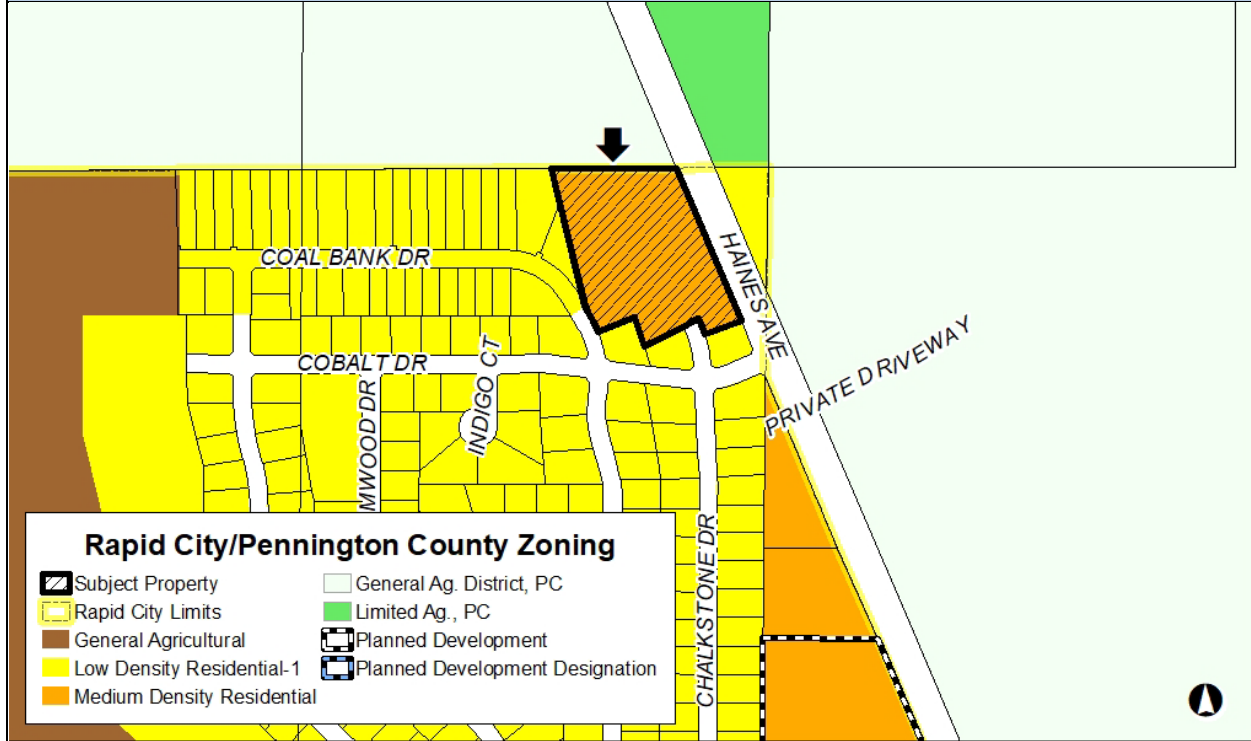
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Planned Development Designation Revocation for 4 acres located in the Auburn Hills subdivision. The property is zoned Medium Density Residential District and is currently void of any structural development. On October 2, 2020, a Final Plat was approved to create 13 single-family lots. The Planned Development Designation was approved when the lot was Rezoned from Low Density Residential District to Medium Density Residential District. However, since the 4 acres have been subdivided into individual single-family lots and all infrastructure is in place, the Planned Development Designation is no longer needed.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Saxe Development LLC	Planner: Fletcher Lacock
Property Owner: Saxe Development LLC	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: Fisk Land Surveying	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Northern terminus of Chalkstone Court / Northwest of intersection of Cobalt Drive and Haines Avenue
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	Auburn Hills Subdivision
Land Area	4 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from east to west approximately 40 feet
Access	Chalkstone Court
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A
Other	N/A

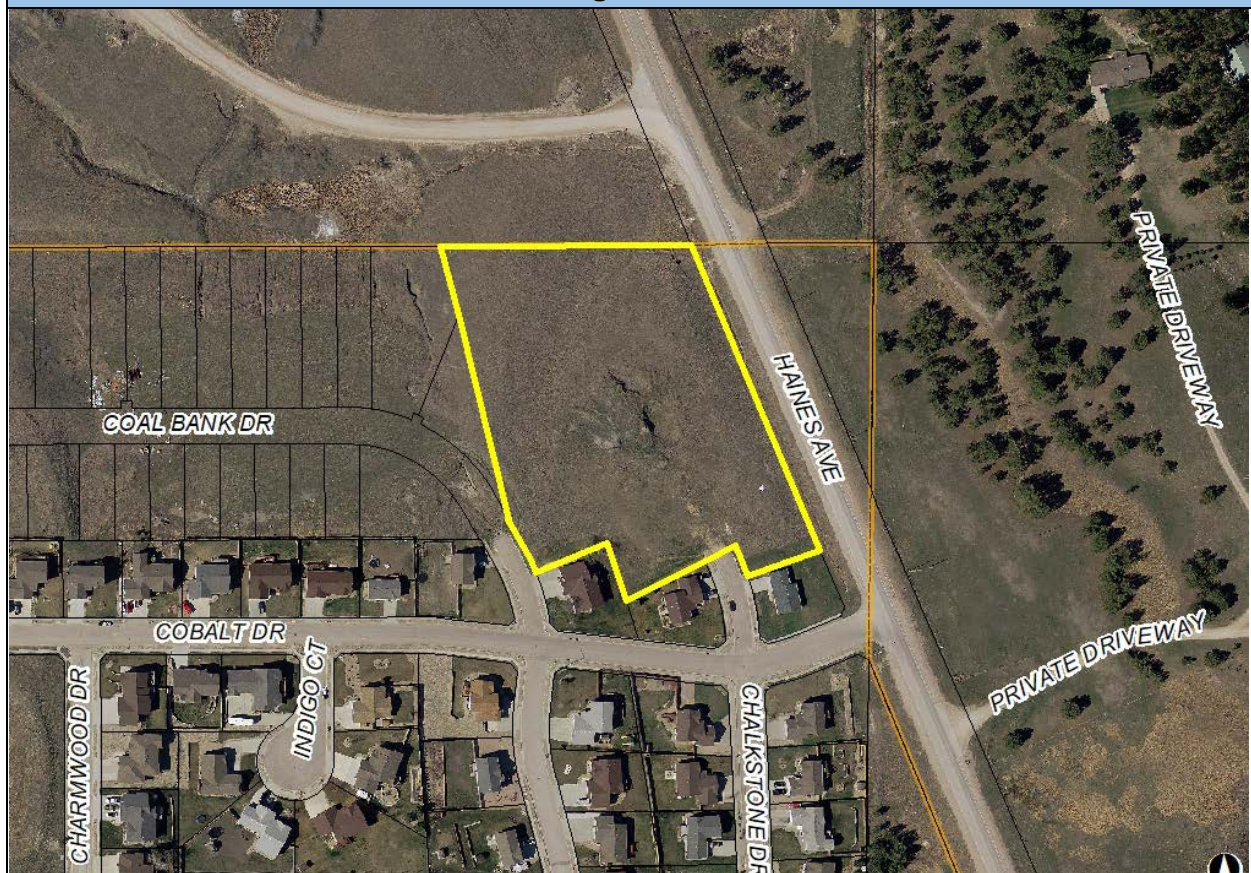
**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR-PDD	LDN - Entrance	Void of structures
Adjacent North	County GA	FC	Quarry
Adjacent South	LDR	LDN - Entrance	Single-family dwellings
Adjacent East	LDR	LDN - Entrance	Dwelling
Adjacent West	LDR	LDN	Void of structures

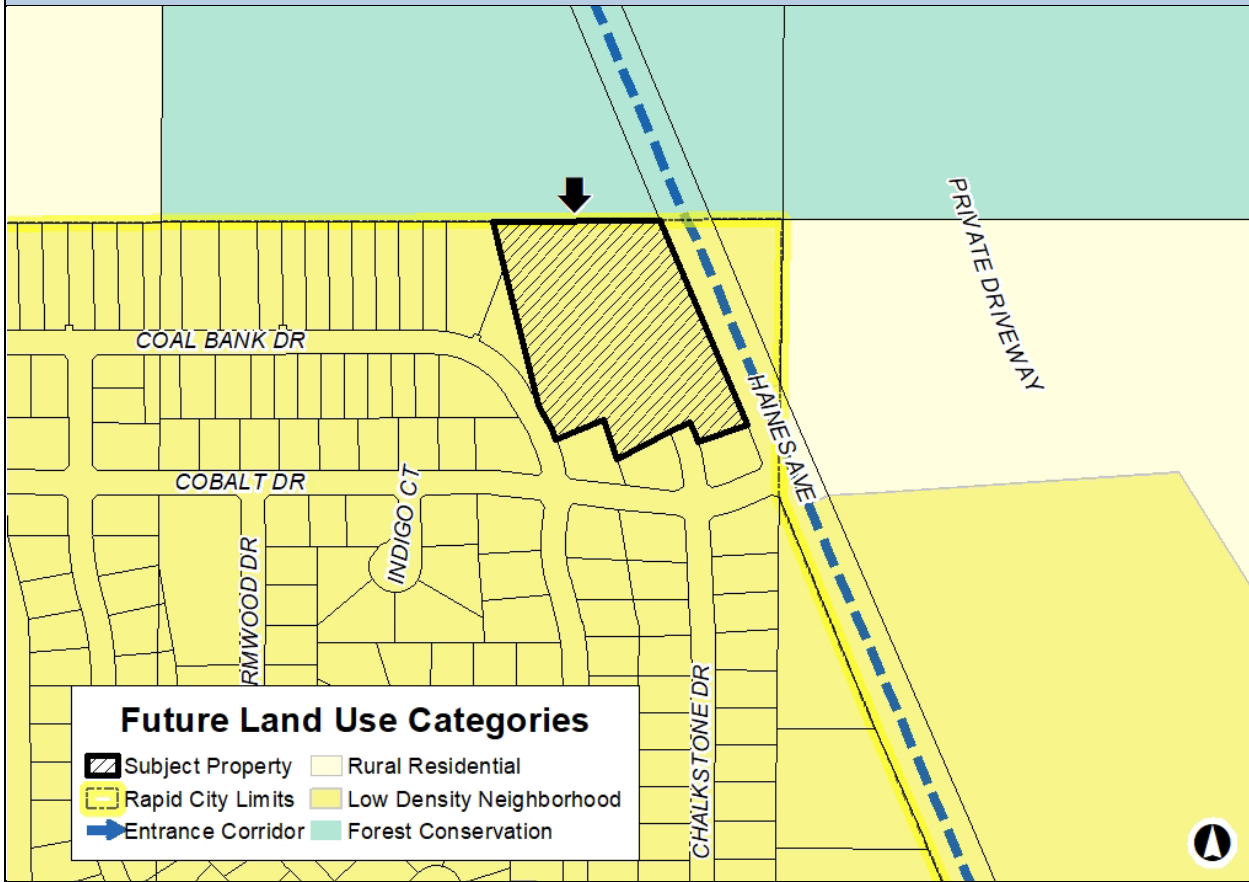
**Zoning Map**



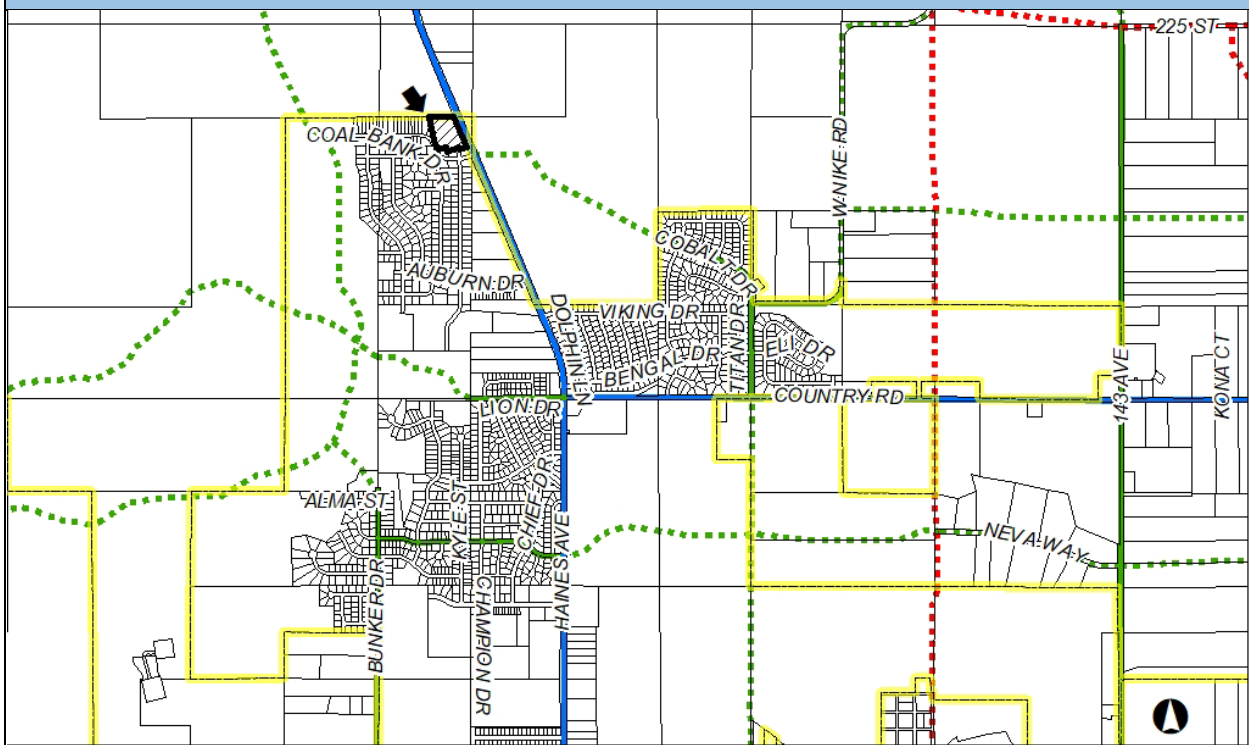
**Existing Land Uses**



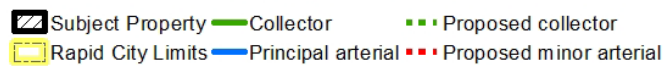
## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



## Major Street Plan





<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
20PL075	10/02/2020	Final Plat – 13 single-family lots	Staff approved
05CA008	04/04/2005	Amend to the future land use designation from General Agricultural to Medium Density Residential	CC approved
05RZ009	04/04/2005	Rezoning from Low Density Residential District to Medium Density Residential District	CC approved in conjunction with PDD, and Comp Plan Amendment
05PD018	03/22/2005	Planned Development Designation	Staff approved
<b>Relevant Zoning District Regulations</b>			
Medium Density Residential District		<b>Required</b>	<b>Proposed</b>
Lot Area		6,500 square feet	4 acres
Lot Frontage		25 feet	N/A
Maximum Building Heights		2½ stories or 35 feet	N/A
Maximum Density		30%	N/A
Minimum Building Setback:			
• Front		20 feet	N/A
• Rear		25 feet	N/A
• Side		8 feet	N/A
• Street Side		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		N/A	N/A
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		N/A	N/A
• # of ADA spaces		N/A	N/A
Signage		As per RCMC 17.50.080	N/A
Fencing		As per RCMC 17.50.340	N/A
<b>Planning Commission Criteria and Findings for Approval or Denial</b>			
<b>Staff has reviewed the request to revoke the existing Planned Development Designation on the property and has noted the following considerations:</b>			
•	The Planned Development Designation was intended to minimize conflict when development occurred in the future. The property is located in a developed corridor with existing infrastructure. The Planned Development Designation is no longer needed for future development.		
•	Revocation of the Planned Development Designation will require future development of the property to comply with all requirements of the Medium Density Residential District pursuant to Rapid City Municipal Code, Infrastructure Design Criteria Manual, Rapid City Standard Specifications, International Building Code, International Fire Code, and all other municipal, state, or federal requirements. The applicant should be aware that any deviations will require a Variance.		
•	The adopted Comprehensive Plan shows this property as appropriate for Low Density Neighborhood development. The property has been subdivided creating 134 single-family residential lots. Streets and public infrastructure have been constructed and mitigates the need for a Planned Development Overlay.		
•	The Deadwood Avenue Neighborhood Area supports residential development west of Haines Avenue.		
•	On October 2, 2020, a Final Plat was approved to create 13 single-family lots. The single-family lots are in keeping with adjacent development to the south and the adopted Comprehensive Plan.		
<b>Staff recommends approval of the Planned Development Designation Revocation.</b>			