

STAFF REPORT

June 29, 2000

PDD #00PD006 - Planned Development Designation

ITEM 5

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Rushmore Car Wash, Inc.
REQUEST	PDD #00PD006 - Planned Development Designation
LEGAL DESCRIPTION	Parcel B, beginning at point #1, a 5/8" rebar at the center of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, thence S 57 57'40" W, 1410.19 feet to point #2, the true point of beginning, thence S 63 35'34" E, 92.00 feet to point #3, thence S 26 28'20" W, 120.71 feet to point #4, thence S 63 33'21" E, 50.00 feet to point #5, thence S 26 24'26" W, 467.53 feet to point #6, thence N 63 35'34" W, 141.86 feet to point #7, thence N 26 24'26" E, 588.28 feet to point #2, the true point of beginning, this parcel containing 1.7775 acres
PARCEL ACREAGE	Approximately 5.45 Acres
LOCATION	1,500 feet east of Sheridan Lake Road on Catron Boulevard
EXISTING ZONING	Low Density Residential - General Agriculture
SURROUNDING ZONING	
North:	Low Density Residential - General Agriculture
South:	General Agriculture
East:	Low Density Residential - General Agriculture
West:	Low Density Residential
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: **Staff recommends that the Planned Development Designation for that portion of the request located south of Catron Boulevard be denied without prejudice.**

GENERAL COMMENTS: **Note: This Staff Report has been revised as of 6/17/00. All revised or added text is shown in bold print.** This Planned Development Designation request is the companion item to a request to rezone a 5.45 acre parcel from Low Density Residential and General Agriculture to Neighborhood Commercial (00RZ005). The property is located approximately 1,500 feet east of Sheridan Lake Road and is separated by Catron Boulevard. Approximately 3.671 acres of the area requested for rezoning is located north of Catron

STAFF REPORT

June 29, 2000

PDD #00PD006 - Planned Development Designation

ITEM 5

Boulevard with the remaining 1.7775 acres located south of Catron Boulevard on two sides of Catron Boulevard. **On February 24, 2000, the Planning Commission approved the Planned Development Designation for that portion of the request located north of Catron Boulevard in conjunction with the associated rezoning request with the condition that no sign permits or billboards shall be allowed prior to approval of a Final Development Plan. The Planned Development Designation for that portion of the request located south of Catron Boulevard was continued to the March 23, 2000 Planning Commission meeting and again to the April 20, 2000 Planning Commission meeting to allow the applicant additional time to submit a Master Plan. At the April 20, 2000 Planning Commission meeting the Planned Development Designation request was continued to the May 25, 2000 Planning Commission meeting. Most recently, the Planned Development Designation request was continued to the June 29, 2000 Planning Commission meeting.**

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.”*

STAFF REVIEW: Staff is recommending that the proposed Planned Development Designation request on the 1.7775 acres located south of Catron Boulevard be continued to allow the applicant additional time to submit a Master Plan identifying how the requested Planned Development Designation will be located relative to the proposed interior road system. The Future Land Use Plan identifies the interior road as a collector road, whereas, the applicant’s site plan identifies the road as a local road. Due to the size of the lot and the classification of the road, the rezoning and the accompanying Planned Development Designation of this property is predicated by the location of the road. **As of this writing, a Master Plan has not been submitted.**

The following review will incorporate concerns and issues on that portion of the rezoning request located north of Catron Boulevard.

The adopted Southwest Connector Future Land Use Plan identifies the property as appropriate for Neighborhood Commercial land uses with a Planned Commercial Development overlay. Therefore, this request is consistent with the adopted Future Land Use Plan.

STAFF REPORT

June 29, 2000

PDD #00PD006 - Planned Development Designation

ITEM 5

A number of issues have been identified in conjunction with the proposed Planned Development Designation. These issues must be addressed by the petitioner as part of any future Planned Commercial Development Initial and Final Development Plan.

Drainage Concerns: The Engineering Division has indicated that a drainage design plan accounting for proposed land uses as well as upstream, downstream, and onsite conditions will need to be completed as part of the Planned Commercial Development. The Engineering Division has also indicated that if all the assumptions of the Arrowhead Drainage Basin Design Plan are not met, an amendment to the Drainage Basin Design Plan identifying how flows will be kept to basin plan conditions will be required.

Access: The Engineering Division has indicated that interior roads and road connections must be identified as part of the Planned Commercial Development.

Catron Boulevard: Catron Boulevard serves as an arterial roadway connecting Sheridan Lake Road and U. S. Highway 16. Additional traffic concerns along Catron Boulevard will arise as the surrounding properties are developed. The Engineering Division has indicated that access to the proposed property will be limited in order to mitigate any negative impact the proposed neighborhood commercial activity may have on Catron Boulevard. A site plan identifying the proposed access point(s) to the subject property will need to be completed as part of the Planned Commercial Development.

Signs/Screening: There is significant residential development located within the area. In particular, Autumn Hills and Spring Brook Acres are located north of the subject property and Una-Del Acres is located west of Sheridan Lake Road, approximately 1,500 feet west of the subject property. An Initial Plan for a Planned Residential Development has been approved and a Planned Commercial Development (Bendt Plaza) has been submitted to allow for residential development as well as a limited amount of commercial use on property located at the northeast corner of Sheridan Lake Road and Catron Boulevard. The property located directly east and west of the subject property is currently vacant. The Southwest Connector Future Land Use Plan identifies this area as appropriate for a Planned Residential Development with a maximum density of 4.8 dwelling units per acre as an appropriate use for the vacant property. In order to mitigate any negative impact the proposed commercial use may have on existing and future residential development within the area, no sign permits or billboards will be allowed unless as part of a Final Development Plan. Any lights to be located on the property will be designed so as not to negatively impact the surrounding properties. In addition, residential scale buildings with residential design characteristics, landscaping and screening will be required in order to further mitigate the negative impact that the proposing rezoning request may have on adjacent properties.

STAFF REPORT

June 29, 2000

PDD #00PD006 - Planned Development Designation

ITEM 5

The issues identified above can be addressed through the Planned Commercial Development process so that the development does not adversely affect the infrastructure, adjoining properties, or the community at large.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the petitioner to acquire Neighborhood 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.

As previously indicated, Staff recommends that the Planned Development Designation for that portion of the request located south of Catron Boulevard be denied without prejudice due to the petitioner's failure to submit a Master Plan and due to the number of times this item has been continued. Sufficient time has elapsed since the February 24, 2000 Planning Commission meeting to allow the petitioner a reasonable amount of time to submit the additional information. It's difficult for concerned area residents to continually attend Planning Commission and City Council meetings only to have the item continued to yet another meeting date. Denying this item without prejudice allows the petitioner to resubmit the request at a later date without paying the application fee again.