

STAFF REPORT

June 29, 2000

PDD #00PD022 - Planned Development Designation

ITEM 35

GENERAL INFORMATION:

PETITIONER	Centerline for Jan Gray
REQUEST	PDD #00PD022 - Planned Development Designation
LEGAL DESCRIPTION	Beginning at the northwest corner of Section 26, T1N, R7E, BHM, Thence N89°59'51"E, 2324.15 feet to Point 2, the True Point of Beginning, Thence S00°07'49"W, 1277.08 feet to Point 3, Thence on a left curve with R=2939.79 feet, ARC of 52.23 feet to Point 4, Thence S89°55'56"W, 642.31 feet to Point 5, Thence N26°41'05"E, 1483.66 feet to Point 2, the True Point of Beginning, This parcel containing 10.08 acres more or less
PARCEL ACREAGE	Approximately 10.08 Acres
LOCATION	On the east side of U.S. Highway 16, north of the Waterslide Park
EXISTING ZONING	No Use (City)
SURROUNDING ZONING	
North:	No Use (City)
South:	Low Density Residential (County)
East:	Low Density Residential (County)
West:	Low Density Residential (County)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

GENERAL COMMENTS: This Planned Development Designation is a companion item to a proposed rezoning of this property and to a comprehensive plan amendment. The property is currently zoned No Use. The applicant is proposing to rezone the property to General Commercial with a planned Development Designation. In addition, the property is located within the South Robbinsdale Future Land Use Plan and is identified as a Planned Residential Development with a maximum of one dwelling unit per acre. The applicant is seeking to change the future land use designation from Planned Residential Development to General Commercial with a Planned Development Designation.

STAFF REPORT

June 29, 2000

PDD #00PD022 - Planned Development Designation

ITEM 35

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 has reviewed the proposed Planned Development Designation and has noted the following concerns:

Impact on Surrounding Residential Development: Tucker Subdivision is located directly west and south of the subject property and Meadow View Subdivision is located directly east of the subject property. Both properties are located within Pennington County, outside of the incorporated City limits of Rapid City, and are zoned Low Density Residential District. The property to the north was annexed into the City in 1998 and is currently in the No Use Zoning District. In 1987, the South Truck By-Pass Plan was adopted identifying the appropriate land use for the property as Park Forest. In 1994, the South Robbinsdale Corridor Study was adopted identifying the appropriate land use for the property as residential. Most recently the Future Land Use Plan for the South Robbinsdale area was adopted on September 20, 1999. The South Robbinsdale Future Land Use Plan identifies the appropriate land use for the property as Planned Residential Development with a maximum of one dwelling unit per acre. There have not been any significant changes that warrant an amendment to the Plan to allow general commercial activities on the property. In addition, the surrounding zoning does not support that the adopted Comprehensive Plan be amended. The types of intense uses permitted in the General Commercial Zoning District could generate noise, traffic and light pollution impacts on the surrounding residential developments. Staff is concerned that even with a Planned Development Designation, these negative impacts can not be mitigated.

Traffic/Access: The property is triangular in shape with only the southeast corner of the property fronting onto Catron Boulevard, resulting in a limited access point onto Catron Boulevard. Staff is concerned that the access may not be sufficient to handle the amount of traffic typically generated by general commercial uses. In addition, the topography of the property may impair the potential for constructing a frontage road to carry the commercial traffic within the boundaries of the property. As identified above, staff is concerned that the commercial traffic may negatively impact existing and proposed residential developments on the surrounding properties.

South Robbinsdale Future Land Use Plan: As previously indicated, the property is located within the South Robbinsdale Future Land Use Plan and is identified as a Planned Residential Development with a maximum of one dwelling unit per acre. The Future Land Use Committee discussed the proposed plan amendment and the potential future use of the property for general commercial purposes. The Committee expressed concern with the negative impact

STAFF REPORT

June 29, 2000

PDD #00PD022 - Planned Development Designation

ITEM 35

the general commercial activity may have on the residential properties located adjacent to the property. The Committee also expressed concern with the amount of traffic that the general commercial use may generate and the limited access the property has to Catron Boulevard. The South Robbinsdale Future Land Use Plan identifies nodes of commercial zoning districts to be located along collector and arterial road intersections: U. S. Highway 16 and Catron Boulevard, S. D. Highway 79 and Catron Boulevard and 5th Street and Catron Boulevard. The subject property is located approximately 1,950 feet east of the U. S. Highway 16 and Catron Boulevard intersection, well outside of the designated commercial areas.

Based on the potential negative impacts the general commercial activity may have on the surrounding residential developments, limited access to the property and the concerns expressed by the Future Land Use Committee, staff can not support the Planned Development Designation request. (Please note, the property is currently zoned No Use. Staff is recommending that the General Commercial Rezone Request and the Comprehensive Plan Amendment Request be denied. A Planned Development Designation is not permitted in the No Use Zoning District).

As of this writing, the receipts from the certified mailings have not been returned. The Planned Development sign has been posted on the property. Staff has not received any calls or inquires regarding this proposal.