

STAFF REPORT

June 29, 2000

**PCD #99PD044 - Planned Commercial Development -
Initial Development Plan**

ITEM 4

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Jeff Bendt
REQUEST	PCD #99PD044 - Planned Commercial Development - Initial Development Plan
LEGAL DESCRIPTION	A parcel of land located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota more particularly described as follows: Beginning at point #1, the NE Corner of the intersection of Sheridan Lake Road and Catron Boulevard right of ways also the true point of beginning, thence N 0° 02' 33" E, 760.00 feet to point #2, thence S 89° 57' 27" E, 750.00 feet to point #3, thence S 14° 42' 04" E, 392.94 feet to point #4, thence S 18° 08' 22" W, 429.95 feet to point #5, thence on a left hand curve with a central angle of 11° 22' 39", radius of 1507.85 feet and an arc of 299.42 feet to point #6, thence S 89° 58' 00" W, 418.95 feet to point #1, the true point of beginning, this parcel containing 13.9148 Acres
PARCEL ACREAGE	Approximately 13.9148 Acres
LOCATION	At the northeast corner of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial (PDD)
SURROUNDING ZONING	
North:	Low Density Residential (PRD)
South:	Low Density Residential (PRD)
East:	Low Density Residential (PRD)
West:	Low Density Residential
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Vicki L. Fisher

RECOMMENDATION: **Staff recommends that the Planned Commercial Development - Initial Development Plan 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 is an Initial Development Plan request for a 13.9

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acre parcel located at the northeast corner of Sheridan Lake Road and Catron Boulevard. The property is located within the area studied for the approved Southwest Connector Future Land Use Plan. That plan identified the property as being appropriate for General Commercial development with a Planned Development. The property was rezoned from Low Density Residential to General Commercial with a Planned Development Designation in December 1999. City Council has approved a Layout Plat which identifies six commercial lots. The land uses which have been preliminarily identified for these parcels include retail, office, professional and service uses. At the January 27, 2000 Planning Commission meeting, staff recommended that the Planned Commercial Development be continued until the required application information was provided. That information includes the proposed building envelopes, parking, landscaping, a phasing plan, and a sign package so that staff may adequately review the Initial Development Plan. **To date, this information has not been submitted. Staff recommends that the Planned Commercial Development be denied without prejudice due to petitioner's failure to submit the required application information and the excessive number of times this item has been continued. Sufficient time has elapsed since the initial January 27, 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.**