

STAFF REPORT

August 10, 2000

PDD #00PD036 - Planned Development Designation

ITEM 22

GENERAL INFORMATION:

PETITIONER	Centerline for Jan Gray
REQUEST	PDD #00PD036 - Planned Development Designation
LEGAL DESCRIPTION	Beginning at the northwest corner of Section 26, T1N, R7E, B.H.M., thence due east, 968.07 feet to point No. 24, the true point of beginning, thence N89 59'44.6"E, 850.00' to point No. 100, thence S13 33'40.9"W, 681.81 feet to point No. 11, thence S89 57'58.5"W, 776.20 feet to point No. 16, thence N7 23'42"E, 668.76 feet to point No. 24, the true point of beginning, this parcel contains 12.3749 acres, more or less
PARCEL ACREAGE	Approximately 12.3749 Acres
LOCATION	On the east side of U.S. Highway 16, north of the Waterslide
EXISTING ZONING	No Use
SURROUNDING ZONING	
North:	General Commercial (PCD)
South:	(County)
East:	No Use
West:	General Commercial
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved contingent upon the approval of the associated rezoning and with the following stipulations:

Urban Planning Division Recommendation:

1. That no permits for any off premise signs shall be issued for the property until such time as an Initial and Final Development Plan has been approved for the property.

GENERAL COMMENTS: This Planned Development Designation is the companion item to the proposed rezoning from the No Use to the General Commercial Zoning District. The subject property is located approximately 1,300 feet north of the intersection of Catron Boulevard and U. S. Highway 16 South on the east side of U. S. Highway 16. The Black Hills Maze is located directly south of the subject property and The Ranch is located east, across U. S. Highway 16. The subject property is shown as General Commercial with a Planned

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Commercial Development overlay in the adopted South Robbinsdale Neighborhood Area Future Land Use Plan. The subject property was annexed into the City in 1997.

A Planned Development Designation is a procedure by which property can be officially designated as a potential 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 Planned Development Designation 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 believes that the future development or redevelopment of the subject property in close proximity to the intersection of two major traffic arterials could have a significant impact upon the infrastructure in the area. Further, U.S. Highway 16 is a major gateway between Rapid City and the Mount Rushmore National Monument. The Planned Development Designation can insure that the development of this site provides a positive gateway for visitors to our community.

STAFF REVIEW: Areas along U.S. Highway 16 South have experienced additional growth and development over the past decade. The urbanization of the area has increased since municipal sewer service was extended south along U.S. Highway 16 South to the intersection of Catron Boulevard approximately five years ago. City water service was extended recently to the same location in conjunction with the development of the Edinborough and South Hill Subdivisions. With the completion of Catron Boulevard, it is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future.

The additional review provided by the Planned Commercial Development process will insure that any possible adverse impacts of any future development of the site will be adequately mitigated. Potential issues that will need to be addressed through the Planned Commercial Development review include aesthetic considerations associated with this significant community gateway and the potential traffic and access issues that could arise upon the continued development of this property. The property owner should be aware that the City of Rapid City and the South Dakota Department of Transportation have initiated a Land Use and Access Management Study for the area lying within one mile of either side of U.S. Highway 16 South from Fairmont Boulevard to Reptile Gardens. This study may result in important transportation network recommendations that will need to be incorporated into any future development plans or redevelopment plans for the property. Additionally, a grade separated interchange will need to be built at the U.S. Highway 16 and Catron Boulevard intersection at some point in the future. Care will need to be taken with the development of the site to assure compatibility with the future interchange.

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 General Commercial zoning for the property but will also allow the City to adequately address site

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specific issues at the time a development proposal is prepared. According to the Planned Development Designation Ordinance, no building permits or any off-premise signs will be permitted until such time as a Final Development Plan is approved.

As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the August 10, 2000 Planning Commission meeting if these requirements have not been met.