

STAFF REPORT

August 10, 2000

PDD #00PD037 - Planned Development Designation

ITEM 25

GENERAL INFORMATION:

PETITIONER	Robert Powles for 16 Plus, LLC
REQUEST	PDD #00PD037 - Planned Development Designation
LEGAL DESCRIPTION	Commencing at the Section Corner common to Sections 26, 27, 34 and 35 in T1N, R7E, BHM, Pennington County, South Dakota, thence S89 53'52"W, a distance of 33 feet, thence south, a distance of 109.68 feet, thence S07 20'00"W, a distance of 302.86 feet, to the point of beginning; THENCE FIRST COURSE: S89 53'52"W, a distance of 428.80 feet; THENCE SECOND COURSE: S07 53'52" W, a distance of 178.06 feet; THENCE THIRD COURSE: S26 53'52"W, a distance of 1037.81 feet; THENCE FOURTH COURSE: N89 47'30"W, a distance of 328.72 feet; THENCE FIFTH COURSE: S00 12'30"W, a distance of 1156.026 feet; THENCE SIXTH COURSE: N89 10'07"E, a distance of 22.59 feet; THENCE SEVENTH COURSE: N00 05'19"E, a distance of 306.95 feet; THENCE EIGHTH COURSE: S89 05'00"E, a distance of 880.12 feet; to a point on a nontangent curve concave to the east, having a radius of 2092.00 feet through which a radial line bears N13 32'48"E; THENCE NINTH COURSE: northeasterly along said curve, through an angle of 12 25'36", a distance of 453.73 feet; THENCE TENTH COURSE: S82 40' E, a distance of 50 feet; THENCE ELEVENTH COURSE: N07 20'00"E, a distance of 1543.08 feet; to the point of beginning, said parcel contains 34.836 acres, more or less, all located in the E1/2 of the NE1/4 of Section 34, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 34.836 Acres
LOCATION	Approximately .6 miles south of the intersection of Catron Boulevard and U.S. Highway 16, on the west side
EXISTING ZONING	No Use (Proposed General Commercial)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Highway Service (County)
East:	Highway Service (County)
West:	Highway Service (County)

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PUBLIC UTILITIES City water and sewer (to be extended)

REPORT BY Marcia Elkins

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved in conjunction with the associated rezoning to General Commercial.

GENERAL COMMENTS: **Earlier this year the Planning Commission considered this Planned Development request and recommended approval of the request in conjunction with the rezoning of the property from No Use to General Commercial. The City Council concurred and approved the requested rezoning and Planned Development Designation. However, following Council action the staff became aware that the legal description provided by the applicants contained an error and would not close. As a result, the applicants submitted corrected legal descriptions which have been advertised. The balance of this report remains as previously distributed to the Planning Commission as staff is unaware of any substantive changes.**

On June 8, 2000 the Planning Commission recommended approval of the rezoning of a thirty-five acre parcel of land from the No Use to the General Commercial Zoning District with the recommendation that a Planned Development Designation also be approved for the property. The petitioner has now submitted this Planned Development Designation request. The rezoning request was part of a proposal to annex and rezone a larger undeveloped area on the west side of U.S. Highway 16 and located to the north and south of the new Moon Meadows Drive. The property is currently located in Pennington County but is adjacent to the City limits.

STAFF REVIEW: According to the 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. The factors established by the Ordinance in determining whether a property should be included in a Planned Development Designation are as follows: "i. When the property is characterized by environmentally sensitive areas or extreme or unusual topography; ii. When the location of the property is such that its development may have unusually significant impacts upon public infrastructure or surrounding developed areas; and iii. When the property is of unusual importance to the community in terms of its aesthetic, historic, or cultural value."

Staff believes that all three of the criteria discussed above are triggered by the current rezoning request:

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- The Engineering Division has noted that there are environmental concerns as the subject property is located in the Arrowhead Drainage Basin and future commercial development in the basin will generate some special drainage considerations.
- City and South Dakota Department of Transportation Staff have noted that development of this property will have significant impacts upon public infrastructure – especially adjacent roadways. U.S. Highway 16 and Moon Meadows Drive are both major traffic arterials providing ready access to this property. Development of the property must occur carefully with special regard to approach locations onto these two busy roadways.
- Planning Staff has noted that the subject property is unusually important to the community in terms of its aesthetic value. Development along this portion of the U.S. Highway 16 corridor has received closer scrutiny from the City in recent years to ensure that the scenic qualities of this major tourist route are not only protected but enhanced.

Staff has noted that this Planned Development Designation request is consistent with similar Planned Developments approved in this area. The City in recent years has increasingly used Planned Developments along adjacent portions of the U.S. Highway 16 corridor as a means of more effectively regulating issues such as drainage, access and aesthetics.

As of this writing, the receipts from the certified mailing have not yet been returned by the petitioner. Staff has not received any objections or inquiries regarding this request.

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