

STAFF REPORT

September 21, 2000

PDD #00PD045 - Planned Development Designation

ITEM 21

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Century Resources
REQUEST	PDD #00PD045 - Planned Development Designation
LEGAL DESCRIPTION	Lots 12 through 18 of Block 17 of South Boulevard Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .56 Acres
LOCATION	At the intersection of Flormann Street and 7th Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Office Commercial District (PCD)
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved in conjunction with the associated rezoning request with the condition that no sign permits or billboards shall be allowed unless approved as part of a Final Development Plan.

GENERAL COMMENTS: This Planned Development Designation is a companion item to a proposed rezoning of this property. The applicant is seeking to rezone the .56 acre parcel from Medium Density Residential District to Office Commercial District (See companion item). Currently, a single family residence and a garage are located in the northwest corner of the property. The applicant has indicated that the existing structures will be removed and a new commercial structure will be built to house the credit union currently located north of the property across Flormann Street.

In addition to the credit union, two office buildings, a savings and loan and a radio station are located on the property across Flormann Street. A portion of this property has recently been rezoned from Shopping Center 1 to Office Commercial with a Planned Commercial Development to allow for the construction of a medical facility along the eastern portion of the property. The properties to the south and east are currently zoned Medium Density

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Residential District with existing residential development. The property to the west, across 7th Street, is currently zoned General Commercial District and is the location of a motel.

On September 7, 2000 the Planning Commission recommended that a request to rezone the subject property from Medium Density Residential District to General Commercial District and the associated Planned Development Designation be denied without prejudice. The Planning Commission indicated that the types of uses permitted in the General Commercial Zoning District could generate noise, traffic and light pollution impacts; and that these impacts could negatively affect neighboring residential areas located adjacent to the subject property. The Planning Commission denied without prejudice the proposed rezoning request in order to allow the applicant to submit an alternative rezoning request less obtrusive to the neighboring residential areas. As such, the applicant has submitted a rezoning request from Medium Density Residential District to Office Commercial District with a Planned Development Designation.

STAFF REVIEW: Properties adjacent to and within the surrounding area of the subject property have experienced additional growth and development and/or redevelopment over the past few years. As noted in the rezoning request, in February of this year the property located north of the subject property was rezoned from Shopping Center 1 to Office Commercial District with a Planned Commercial Development to allow for the construction of a medical facility on the property. In 1998, the property located one block north of the subject property was also rezoned to Office Commercial District with a Planned Commercial Development to allow for a medical office building to be located on the property. The recent identification of Flormann Street as a potential collector road with signalized intersections at Mount Rushmore Road and Fifth Street has also changed conditions within the area. With Flormann Street functioning as an east-west connector between Mount Rushmore Road and Fifth Street, it is anticipated that this will be an area of the community that will experience continued growth in the immediate and foreseeable future.

The additional review provided by the Planned Commercial Development process will insure that any possible adverse impact of any future development of the site will be adequately mitigated. Potential issues that will need to be addressed through the Planned Commercial Development include access issues, traffic concerns, buffering and screening requirements and topographic and drainage concerns specific to the subject property. More specifically, staff has noted the following concerns:

Access and Traffic Concerns: As previously indicated, the intersections of Flormann Street and Mount Rushmore Road and Flormann Street and Fifth Street are scheduled to be signalized to provide improved east-west traffic circulation. As such, approach locations along Flormann Street will be limited. Staff is recommending that 7th Street, located along the west lot line of the property, serve as access to the proposed office commercial development. In addition, no access along the alley to the subject property will be allowed in order for the alley to serve as a buffer between the subject property and the surrounding residential development.

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Buffering and Screening: Landscaping and buffering will need to be significantly improved over the existing conditions to minimize any negative impacts on the area residences. In particular, substantial screening and landscaping will be required along the east and south lot lines to create a buffer to the existing residential use(s) on the surrounding properties. In addition, the design of the proposed structure(s) will need to be carefully reviewed to insure compatibility with the adjoining residential land uses. Air handling equipment should be carefully sited to reduce the noise impacts on the area. Parking areas, lighting and signage will need to be addressed as part of the Planned Commercial Development Initial and Final Development Plan to insure compatibility with the surrounding land uses.

Topographic and Drainage Concerns: The Engineering Division has indicated that topographic and grading plans must be submitted for review and approval. In addition, a drainage plan accounting for proposed land uses as well as upstream, downstream, and on-site conditions will need to be completed as part of the Planned Commercial Development. The Engineering Division has also indicated that drainage easements must be granted, if necessary, and drainage improvements completed as part of the Planned Commercial Development. In addition, Meade Hawthorne Drainage Basin Fees will be applied upon development of the property.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the applicant to acquire Office 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 of this writing, the receipts from the certified mailings have not been returned. The Planned Development has been posted on the property. As identified in the rezoning request, staff has received four calls regarding this proposal. A property owner, located one block south of the subject property, indicated that the office commercial use(s) on the subject property may interfere with his enjoyment of walking with his family along this portion of Flormann Street. The remaining three callers did not voice any opposition to the proposed rezoning. The callers did indicate, however, that they would be opposed to a casino ever being located within the area. (Please note that a casino is not a permitted use in the Office Commercial District.)