

STAFF REPORT

October 26, 2000

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**PDD #00PD046 - Planned Development Designation**

**ITEM 13**

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GENERAL INFORMATION:

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| PETITIONER         | McMahon Investments, Inc.  |
| REQUEST            | <b>PDD #00PD046 - Planned Development Designation</b>  |
| LEGAL DESCRIPTION  | <p>Commencing at the Center of Section 24, travel east 46 feet, thence turn South and travel 140 feet to the point of beginning. From the point of beginning, travel east 417.42 feet, thence South 430.97 feet, thence west 417.24 feet, thence north 430.97 feet to the Point of Beginning. All located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota containing 4.19 acres, more or less.</p> <p>Commencing at the Center of Section 24, travel west 54 feet, thence turn south and travel 375 feet to the Point of Beginning. From the Point of Beginning, travel South 1588.50 feet, thence west 400 feet, thence north 1548.01 feet thence 272.76 feet at a bearing of N 81°56'08" E thence east 114.24 feet to the Point of Beginning. All located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota. Containing 14.45 Acres, more or less.</p> |
| PARCEL ACREAGE     | Approximately 18.64 Acres  |
| LOCATION           | Approximately 1/4 mile north of Mall Drive on Haines Avenue  |
| EXISTING ZONING    | Low Density Residential District-General Agriculture District  |
| SURROUNDING ZONING |  |
| North:             | Low Density Residential District-General Agriculture District  |
| South:             | Low Density Residential District-General Commercial District   |
| East:              | General Agriculture District   |
| West:              | Low Density Residential District   |
| PUBLIC UTILITIES   | City Water and Sewer   |
| REPORT BY          | Blaise Emerson   |

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved in conjunction with the associated rezoning request with the stipulations that no off-premise signs shall be allowed until a Final Development Plan is approved.

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GENERAL COMMENTS: This is the companion item to the rezoning request for the same property. The rezoning request would rezone an approximately 18 acre, undeveloped property from General Agriculture and Low Density Residential to General Commercial with a Planned Development Designation.

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 new 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 recommended that this property be identified as a Planned Development Designation due to potentially adverse traffic impacts and drainage concerns. The General Commercial Zoning District allows more intensive types of land uses in terms of traffic levels than the General Agriculture Zoning District. This property is located adjacent to a highly developed commercial area. Future development may require traffic improvements such as turn lanes, deceleration lanes, and traffic signals. The Engineering Division notes that any development in the area will necessitate updating the existing drainage basin plans for the area. The nature and extent of any required improvements cannot be determined at this time as no development proposal has been made.

On the approved master plan for the property, residential uses have been identified on either side of the subject property. There are existing residential uses adjacent to the subject property on the west side of Haines Avenue. The Planned Commercial Development will need to insure that the commercial uses do not adversely impact the residential uses. Items such as lighting, noise and hours of operation will be reviewed as part of the Planned Commercial Development to insure that these do not affect the residential development.

The property is also located at one of the major entrances to the City. The appearance of the development will leave a lasting impression on the visitors to Rapid City. The City wants to insure that the development will provide a positive impression to the area. Staff is also recommending that no off-premise sign be allowed on the property until a Final Development Plan is approved. Any off-premise signs will need to be identified in the Final Development Plan. The sign then can be reviewed in the context of the proposed development and the North Haines Avenue corridor.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the petitioner to obtain General Commercial Zoning for the property but will also allow the City to adequately address traffic issues and other site specific issues at the time a development proposal is prepared. According to the Planned Development Designation Ordinance, no building permits can be

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issued for this property until a development proposal had been submitted to the City and approved as an Initial and Final Development Plan for the Planned Commercial Development.

The certified mailing has been completed by the petitioner and the required Planned Development sign posted on the property. Staff has not received any objections or inquiries regarding this Planned Development Designation request.