

STAFF REPORT

October 26, 2000

PDD #00PD048 - Planned Development Designation

ITEM 28

GENERAL INFORMATION:

PETITIONER	Dream Design International for Rushmore Carwash, Inc.
REQUEST	PDD #00PD048 - Planned Development Designation
LEGAL DESCRIPTION	Beginning at a point lying on the easterly right of way line of Sheridan Lake Road; thence N00°03'41"W along said right of way line 362.92 feet; thence departing said right of way line, N89°21'15"E, 13.92 feet to a point lying on the southerly boundary line of Autumn Hills Subdivision; thence along said southerly boundary line the following three courses: thence N89°20'21"E, 60.09 feet; thence N89°21'08"E, 64.99 feet; thence N89°19'52"E, 84.47 feet; thence departing said southerly line, S11°18'01"E, 244.96 feet; thence S65°11'42"W along the northerly line of Lot 1 of Autumn Hills Plaza Subdivision, 298.61 feet to the Point of Beginning, all located in Section 22, T1N, R7E, containing 1.747 acres, more or less
PARCEL ACREAGE	Approximately 1.747 Acres
LOCATION	At the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	General Commercial District (PCD)
East:	Low Density Residential District (PRD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	To be extended
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: The Planned Development Designation request is a companion item to a rezoning request to rezone a portion of the subject property, 1.656 acres, from General

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Commercial District to Low Density Residential District. The balance of the subject property is currently zoned Low Density Residential District. The applicant has also submitted a Layout Plat to create a 1.747 acre residential lot from an existing 34.360 unplatted parcel, leaving a 32.613 acre unplatted balance. (See companion items.) The applicant has submitted a site plan identifying the future construction of five townhomes on the subject property.

The property was originally a part of the Autumn Hills Planned Residential Development approved in 1983. (Autumn Hills Subdivision is located directly north of the subject property.) On March 16, 2000, the City Council approved the Bendt Plaza Planned Residential Development for the subject property and approximately 15 acres located east-southeast of the subject property. The Bendt Plaza Planned Residential Development identified six townhomes on the subject property. The applicant is now proposing to establish a separate Planned Residential Development for that portion of the property located adjacent to Sheridan Lake Road. The remaining 15 acres will continue to be a part of the previously approved Bendt Plaza Planned Residential Development. In addition, this Planned Development Designation will incorporate approximately 1.656 acres located directly south of the subject property and decrease the number of originally proposed townhomes by one. This Planned Development Designation will replace both previously approved Planned Residential Developments on the subject property.

According to the Rapid City 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. One of the factors established by the 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 of the subject property adjacent to Sheridan Lake Road, a principal arterial roadway for the City, could have a significant impact upon the infrastructure in the area. The Planned Development Designation can insure that the development of this site provides a positive residential development without negatively impacting Sheridan Lake Road or the surrounding properties.

STAFF REVIEW: The property is located approximately 550 feet north of the intersection of Catron Boulevard and Sheridan Lake Road on the east side of Sheridan Lake Road. The Southwest Connector Future Land Use Plan identifies a Planned Residential Development with a maximum density of 5.5 dwelling units per acre as an appropriate land use for the property. 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 Residential Development process will insure that any possible adverse impacts of any future development of the site will be adequately

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mitigated. Potential issues that will need to be addressed through the Planned Residential Development include grade issues as well as soil stability issues, drainage concerns and access concerns. In particular, a complete drainage plan must be submitted identifying on-site drainage and drainage from the major channels located west and south of the subject property. In addition, access to the subject property must be identified. A Utility Plan identifying the extension of City sewer and water to the subject property must also be submitted for review and approval. In order to mitigate any negative impact the proposed townhomes may have on existing and future residential development within the area, any lights and/or signage to be located on the property will be designed so as not to negatively impact the surrounding properties. In addition, landscaping and screening will be required in order to further mitigate the negative impact that the proposed use may have on adjacent properties.

The applicant's site plan identifies a front yard setback ranging from 11 feet to 22 feet from the proposed access road to the townhome(s). Upon submittal of the Initial Planned Residential Development Designation, a detailed site plan must be submitted identifying the specific front yard setback for each townhome and identifying an 18 foot parking apron in front of each attached garage. A reduced front yard setback has been supported in similar development scenarios when a minimum 18 foot on-site parking apron is provided.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development will allow the applicant to acquire Low Density Residential Zoning District 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 or 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 October 26, 2000 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.