

STAFF REPORT

July 5, 2001

PDD #01PD033 - Planned Development Designation

ITEM 28

GENERAL INFORMATION:

PETITIONER	Centerline for CSU Properties, Inc.
REQUEST	PDD #01PD033 - Planned Development Designation
LEGAL DESCRIPTION	Lots 1, 2, 3, and 4 in Block 6 and Lot RU-9A, North Half of Adjacent Vacated Alley and all of Adjacent Vacated 4th Street R.O.W. in the Original Townsite of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.019 acres
LOCATION	On the southeast corner of the intersection of Fifth Street and North Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Public 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 shall be allowed unless approved as part of a Final Development Plan.

GENERAL COMMENTS: This Planned Development Designation request is the companion item to a request to rezone the subject property from Medium Density Residential District to Office Commercial District. In addition, the applicant has submitted a Comprehensive Plan Amendment to change the future land use designation from Medium Density Residential to Office Commercial with a Planned Commercial Development. (See companion items #01RZ035 and 01CA016.)

On June 4, 2001, the City Council approved Layout Plat #01PL035 on the subject property to create an approximate .84 acre lot. The property is located southeast of the intersection of Fifth Street and North Street and is currently void of any structural development. The applicant is proposing to eventually construct a 10,800 square foot office building and a parking lot on the property.

STAFF REPORT

July 5, 2001

PDD #01PD033 - Planned Development Designation

ITEM 28

STAFF REVIEW: A number of issues have been identified in conjunction with the proposed Planned Development Designation. These issues must be addressed by the applicant as part of any future Planned Commercial Development Initial and Final Development Plan.

Access: During the review of the Layout Plat, the Engineering Division indicated that the approach along North Street to the subject property must be moved to either align with Wood Street or be relocated to split the difference between the intersections of Fifth Street and Wood Street. The applicant met with the staff on April 17, 2001 and agreed that the approach would be located to split the difference between the intersection of Fifth Street and Wood Street. Upon submittal of the Initial Development Plan, the site plan must be revised to show the approach as identified.

Geotechnical Information: The Engineering Division has expressed concerns with the height of the proposed retaining wall located along the south lot line. As such, geotechnical information must be submitted addressing slope stability issues. In particular, the geotechnical information must include the design of the proposed retaining wall. Upon submittal of the Preliminary Plat or the Initial Development Plan, a geotechnical report must be submitted for review and approval as identified.

Impact on Surrounding Properties: The property to the west of the site is zoned Civic Center District and is the location of the Rushmore Plaza Civic Center and Holiday Inn. The remaining surrounding properties are zoned Medium Density Residential District. An apartment complex is located directly south of the subject property. Single family residences are located north of the subject property, across North Street. The property to the east is also owned by the applicant and is currently void of structural development. In order to mitigate any negative impact the office commercial development may have on existing and future residential development within the area, the structural design of any buildings must be residential in design and character. In addition, any lights to be located on the property must be designed so as not to negatively impact the surrounding properties. Landscaping and screening will be required in order to further mitigate the negative impact that the proposed medium density residential use may have on adjacent properties.

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 July 5, 2001 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.