

STAFF REPORT

July 5, 2001

**PCD #01PD036 - Initial and Final Planned Commercial
Development**

ITEM 8

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for D&V LLC Medical Office Building
REQUEST	PCD #01PD036 - Initial and Final Planned Commercial Development
LEGAL DESCRIPTION	A portion of Lot 1 of Old Rodeo Subdivision, located in the NW1/4 SW1/4, and the NE1/4 SW1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the southeast corner of said Lot 1 of Old Rodeo Subdivision; Thence, N00°42'15"W, along the easterly boundary of said Lot 1, a distance of 402.55 feet, to the Point of Beginning; Thence, first course: S72°52'00"W, a distance of 279.33 feet to the point of curve; Thence, second course: northwesterly, curving to the right on a curve with a radius of 15.67 feet, a delta angel of 90°00'00", a length of 24.61 feet, a chord bearing of N62°08'00"W, and a chord distance of 22.61 feet, to the point of tangency; Thence, third course: N17°08'00"W, a distance of 150.62 feet to the point of curve; Thence, fourth course: northwesterly, curving to the right on a curve with a radius of 300.00 feet, a delta angle of 24°29'29", a length of 128.24 feet, a chord bearing of N04°53'16"W, and a chord distance of 127.26 feet, to the point of tangency; Thence, fifth course: N07°21'29"E, a distance of 64.80 feet; Thence, sixth course: N89°17'45"E, a distance of 330.18 feet, to a point on the easterly boundary of said Lot 1; Thence, seventh course: S00°42'15"E, along the easterly boundary of said Lot 1, a distance of 267.15 feet, to the point of Beginning; Said Parcel contains 101,554 square feet or 2.331 acres more or less.
PARCEL ACREAGE	approximately 2.331 acres
LOCATION	one quarter mile south of South Highway 16 and Catron Boulevard
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District

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East: No Use District
West: General Commercial District

PUBLIC UTILITIES City Water and Sewer

REPORT BY Blaise Emerson

RECOMMENDATION: Staff recommends that the Initial and Final Planned Commercial Development be continued to the July 26, 2001.

GENERAL COMMENTS: The Planned Commercial Development is for a medical building located to the east of the new Black Hills Orthopedic facility. A main issue in the development of this property is the location of a north/south collector road located on the east side of the property. The property is part of the South Robbinsdale Neighborhood Future Land Use Plan. The applicant has discussed changing the location of the north/south collector road with the surrounding property owners. The applicant is proposing to locate the north/south collector road further to the east. The Future Land Use Committee has reviewed a proposal for this change and accepted the proposed change with a condition that all the affected property owners concur in the application for an amendment to the Future Land Use Plan. The three landowners that are affected by the Comprehensive Plan Amendment have not agreed to the revisions at this time. The Orthopedic Building Partnership has stated that they will proceed with their plans for their property under the existing plan if a decision can not be reached. This would require the applicant to dedicate, design and construct the north/south collector road. The location of this road affects the layout and design of the Planned Commercial Development.

Staff has identified a that a number of corrections to the design plans. These issues include corrections to the engineering plans, fire hydrant locations, and emergency vehicle turnarounds. These changes are not significant; however, the location of the north/south collector road may have a major impact on the site layout.

Until, the Comprehensive Plan Amendment is approved or the applicant submits revised site plans identifying the location for the north/south collector, Staff can not recommend approval of the request. Staff recommends that the request be continued to the July 26, 2001 Planning Commission meeting.