

STAFF REPORT

July 5, 2001

No. 01PD037 - Planned Development Designation

ITEM 36

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01PD037 - Planned Development Designation
LEGAL DESCRIPTION	A parcel of land located in Tract "A" of Tract 1 of the W1/2SW1/4 of Section 23, T.1N., R.7E., B.H.M., Pennington County, South Dakota; (as set out in Plat Book 11, Page 207 of the Pennington County Register of Deeds); More particularly describes as: Commencing at a point on the north boundary of Tract "A" which bears S89°59'13"E a distance of 527.28 feet from the Northwest Corner of Tract "A", being the POINT OF BEGINNING; Thence S89°59'13"E along said north boundary of Tract "A" a distance of 304.80 feet; Thence S07°23'08"W along the east boundary of Tract "A" a distance of 537.86; Thence N82°32'54"W along the north boundary of Lot E of the SW1/4SW1/4 of said Section 23 a distance of 301.67 feet; Thence N07°18'58"E a distance of 498.40 feet to the point of beginning. Containing 3.59 acres more or less
PARCEL ACREAGE	Approximately 3.59 Acres
LOCATION	North of Golden Eagle Drive and adjacent to old Marine Life
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Business Park District
South:	General Commercial District
East:	General Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved in conjunction with the associated General Commercial rezoning with the following stipulation:

1. No building permits or sign permits shall be issued for the property until such time as an Initial and Final Development Plan has been approved for the property.

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GENERAL COMMENTS: This Planned Development Designation request is a companion item to a request to rezone approximately 3.59 acres from General Agriculture District to General Commercial Zoning District. The property is located north of the old Marine Life property along the west side of U.S. Highway 16 South and is identified as Parcel 2 on the attached exhibit. The requested rezoning is part of the applicant's long term plan for the development of this parcel. However, at this time the applicant has not completed a specific site development plan for the property. Approval of the requested rezoning will allow the applicant to proceed with development plans for the property. The applicant is aware that an Initial and Final Development Plan(s) will need to be submitted for review and approval prior to the issuance of any building permits for construction on the property.

STAFF REVIEW: Areas along U.S. Highway 16 South have experienced additional growth and development over the past decade. The urbanization of the area has increased since municipal water and sewer service was extended south along U.S. Highway 16 South approximately five years ago. The completion of the Southwest Connector (Catron Boulevard) in December 1999 has resulted in greater development activity in the area. 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 Planned Development Designation provides a mechanism to allow the City to approve a rezoning of the property while insuring that adequate protections are in place to mitigate any potential negative impacts associated with the anticipated land use. The applicant can then invest in the necessary development and construction plans with confidence that the desired zoning has been approved.

As previously noted, the additional review provided by the Planned Commercial Development process will insure that any possible adverse impacts are adequately mitigated as a part of the development of the site. Potential issues that will need to be addressed through the Planned Commercial Development review process include aesthetic considerations associated with this significant community gateway, possible geo-technical issues associated with fractured sandstone and clay soils in the area and storm drainage improvements.

However, the primary issue that will need to be addressed through the Planned Commercial Development process relates to access considerations and vehicular safety concerns associated with U.S. Highway 16 South. The South Dakota Department of Transportation must approve any access to the site prior to development of the site. They have indicated that access will be limited to the current location and acceleration and deceleration lanes may be required. A Land Use and Access Management Study for the area lying within one mile of either side of U.S. Highway 16 from Fairmont Boulevard to the Reptile Gardens is currently being developed for the City of Rapid City and the South Dakota Department of Transportation. This study may result in important transportation network recommendations that will need to be incorporated into the ultimate development plan for the property.

As of this writing, the green cards from the certified mailings have not been returned. Staff has not received any inquires regarding the Planned Development Designation at this time.