

STAFF REPORT

August 23, 2001

No. 01PD048 - Planned Development Designation

ITEM 43

GENERAL INFORMATION:

PETITIONER	Geiger Architecture for Rapid City School District, West River Electric Association, William C. Gikling, and the State of South Dakota Department of Transportation
REQUEST	No. 01PD048 - Planned Development Designation
LEGAL DESCRIPTION	Lot 1, Less Lot H-1, Lot 2 and Lot 3 less Lot H-1, all in Block Two (2), Johnson School Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lots 1, less the H lot in Lot 1, 2, 3 and 4 less the H-lot in Lot 4, in Block 1 of the Johnson School Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lots 6 less the H lot in Lot 6, 7, 8 and 9 less the H-lot in Lot 9, in Block 1 of the Johnson School Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lot 2 of Lot D in NW1/4 of NE1/4; Lot C, School lot and lot RS all in Johnson School Subdivision in NW1/4 of NE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lot A of Lot 1 of Lot D, and Lot B of Lot 1 of Lot D, and Lot B, all in the NW1/4 NE1/4; and Lot A less the H lot in Lot A of the NE1/4 NW1/4 and Lot A less the H lot in Lot A of the NW1/4 NE1/4, all in Johnson School Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.3482 acres
LOCATION	At the intersection of S.D. Highway 44 and Twilight Drive
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	General Commercial District (PCD) - General Agriculture District (City)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
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

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permits or billboards shall be allowed unless approved as part a of a Final Development Plan.

GENERAL COMMENTS: This Planned Development Designation is a companion item to a Petition of Annexation, a request to rezone the subject property from No Use District to Light Industrial District and a Comprehensive Plan Amendment to change the future land use designation from General Commercial, Public and Low Density Residential to Light Industrial with a Planned Light Industrial Development. (See companion items # 01AN014, 01RZ052 and 01CA027.)

Currently, the West River Electric Association, Inc. headquarters building, an elementary school and unoccupied single family residences and accessory structures are located on the subject property. The applicant has indicated that West River Electric Association, Inc., currently located within the southern portion of the subject property, will eventually re-develop the entire property for the purposes of expanding their facility.

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 impact upon public infrastructure or surrounding developed areas*”. The Planned Development Designation can insure that the development of this site does not negatively impact the existing commercial and residential development located north, east and west of the subject property.

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 Light Industrial Development Initial and Final Development Plan.

Access: The property is located between the Heartland Express right-of-way and Twilight Drive, directly north of S. D. Highway 44. The Heartland Express and S. D. Highway 44 are identified as a Principal Arterial Roads on the Major Street Plan. In addition, Twilight Drive is identified as a Minor Arterial Road on the Major Street Plan. The South Dakota Department of Transportation has indicated that upon re-development of the subject property, access must be limited to Twilight Drive. In addition, an approach permit from the Pennington County Highway Department is needed to insure that the proposed approach(s) along Twilight Drive meet the separation requirement from the intersection of Twilight Drive and S. D. Highway 44 and between any other existing and/or proposed approaches along this section of roadway. The Engineering Division has indicated that the future re-development of the property may require improvements to Twilight Drive, such as turning lane(s). The Transportation Division has indicated that the bike path must also be extended along this section of Twilight Drive upon re-development of the property.

The applicant has indicated that a petition to vacate the right-of-way for Shadow Drive, Inca

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Drive and School Drive located adjacent to the subject property will eventually be submitted. The vacated right-of-way will then be incorporated into the re-development of the subject property. Incorporating the vacated right-of-way into the proposed development will require a Major Amendment to the Planned Development to increase the boundaries of the Planned Development.

Currently, an elementary school is located on the subject property. The applicant has indicated that the school will remain on the property until the fall of 2004. Upon vacation of the right-of-way, a temporary access easement will be granted to secure access to the school until such time as the school is relocated. A preliminary site plan identifies the temporary access easement in a looped configuration accessing in two locations onto Twilight Drive. The Pennington County Highway Department has indicated that approach permits are needed for the temporary access road. The proposed location of the approaches must be clearly identified on the approach permit application to insure that traffic concerns will not arise from the temporary use.

Drainage: The Engineering Division has indicated that the assumptions of the Unnamed Tributary Drainage Basin Design Plan account for residential development of the subject property. A complete drainage plan must be submitted addressing the potential increase in impervious area created by the proposed industrial use. In addition, an amendment to the Drainage Basin Design Plan must be submitted for review and approval if it's identified that the proposed development will increase the impervious area.

Fire Department: The Fire Department has indicated that future re-development of the property must provide adequate fire protection including fire hydrants, in place and operational, prior to issuance of a building permit. In addition, all interior roads and/or driveways must provide adequate access and turnarounds for Fire Department apparatuses.

Impact on Surrounding Area: The properties to the north and east are currently zoned Suburban Residential District by the County with existing residential use. In order to mitigate any negative impact the proposed industrial use may have on existing and future residential development within the area, no sign permits or billboards will be allowed unless approved as part of a Final Development Plan. Any lights to be located on the property must 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 rezoning request may have on the surrounding residential development and view sheds from the Heartland Express. The design of any future structural development must also be considerate of the residential development adjacent to the subject property.

The issues identified above can be addressed through the Planned Light Industrial Development process so that the development does not adversely affect the infrastructure, adjoining properties, or the community at large.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the petitioner to acquire Light

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Industrial zoning for the property but will also allow the City to adequately address site specific issues at the time a development proposal is prepared.

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 August 23, 2001 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.