

## STAFF REPORT

May 9, 2002

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**No. 02PD013 - Planned Development Designation**

**ITEM 15**

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GENERAL INFORMATION:

PETITIONER	Laverne Anderson for Leone Anderson
REQUEST	<b>No. 02PD013 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	Lot 3 less the southern portion being described as starting at the Southwest corner of the above described lot thence 337 feet due North, thence 297 feet bearing South 86 degrees 25 feet East, thence 116.68 feet bearing South 73 degrees 50' 34" East, thence 47.6 feet bearing South 04 degrees 36 feet West, thence 280.8 feet bearing South 31 degrees 51 feet West, thence 256.5 feet bearing due West to the point of origin all located in the NW1/4 SW1/4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.45 acres
LOCATION	East of the intersection of Cambell Street and East St. James Street
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	General Commercial District
South:	Flood Hazard District/General Commercial District
East:	Flood Hazard District
West:	Flood Hazard District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	04/11/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Development Designation be approved with the condition that no sign permits or billboards shall be allowed unless approved as part of a Final Development Plan.

GENERAL COMMENTS:

The applicant has submitted a Planned Development Designation request on the above legally described property. The property is located approximately 600 feet north of the East St. Charles Street/Cambell Street intersection along the east side of Cambell Street and is

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currently void of any structural development.

On August 8 1988, the City Council approved a rezoning request to change the zoning from Flood Hazard District to General Commercial District on a portion of the subject property. On April 1, 2002, the City Council approved a rezoning request to change the zoning from Flood Hazard District to General Commercial District on the balance of 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 a Planned Light Industrial Development prior to 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 Cambell Street, 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 commercial development without negatively impacting Cambell Street or the surrounding properties.

#### STAFF REVIEW:

The additional review provided by the Planned Commercial Designation will insure that any possible adverse impacts of future development on the site will be adequately mitigated. Potential issues that will need to be addressed through the Planned Commercial Development include grade issues as well as soil stability issues, drainage concerns and access issues. In particular, a portion of the subject property is located in the hydraulic floodway. The balance of the site is located in the 100 year flood plain. As such, any development of the site will require that all provisions and requirements of the Flood Area Construction Regulations be met.

As previously indicated, Cambell Street is located along the west lot line of the subject property and is classified as a principal arterial street on the Major Street Plan. Access to the subject property must comply with the separation and alignment requirements as regulated by the Street Design Criteria Manual. In particular, access should be considered from the 30 foot wide access lot located along the south lot line of the subject property.

The bike path is located in the eastern portion of the subject property. Any development of the site must be constructed so as to preclude negatively impacting the bike path. In particular, lighting, signage, garbage receptacles, etc. must be located to preserve the intent of the bike path and not negatively impact the public walkway.

The Planned Development Designation will 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 sign permits will be permitted until such time as a Final Development is approved.

As of this writing, the receipts from the certified mailings have not been returned. The

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Planned Development sign has been posted on the property. Staff has not received any calls or inquiries regarding this proposal.