

STAFF REPORT

May 23, 2002

No. 02PD019 - Planned Development Designation

ITEM 42

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02PD019 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	Describing a previously unplatted portion of the SE ¼ of the SW ¼ and the NE ¼ of the SW ¼ of Section 23, Township 1 North, Range 7 East, Black Hills Meridian, City of Rapid City, County of Pennington, South Dakota more particularly described as follows: Beginning at a 1" I.D. Pipe that is identical with the Southeast corner of the Aladdin Heights Subdivision as shown on the plat filed in Book 12 of plats Page 158 and the point of beginning; thence North 0° 00' 32" East a distance of 712.38 feet along the East line of the said Aladdin Heights Subdivision; thence South 89°59'28" East a distance of 175.00 feet to a point; thence South 0°00'32" West a distance of 475.00 feet to a point; thence South 25 58'18" East a distance of 789.13 feet to a point; thence South 14 47'21" West a distance of 545.48 feet to a point identical with an angle point on the existing commercial zoning line; thence North 47°07'21" West a distance of 473.75 feet along the existing commercial zoning line to an angle point in the existing commercial zoning line; thence North 51°24'29" West a distance of 408.10 feet along the existing commercial zoning line to a point; thence North 07°20'48" East a distance of 426.12 feet to a point on the South line of said Aladdin Heights Subdivision; thence South 89°59'15" East a distance of 230.28 feet to the point of beginning. Containing 14.726 acres or 641,481.852 square feet.
PARCEL ACREAGE	14.726 Acres
LOCATION	East of U.S. Highway 16 and 1/4 mile north of Catron Blvd
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Commercial District/General Agriculture District
South:	General Commercial District/General Agriculture District
East:	General Agriculture District
West:	General Commercial District/General Agriculture District

STAFF REPORT

May 23, 2002

No. 02PD019 - Planned Development Designation

ITEM 42

PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	4/26/2002
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 applicant has also submitted a rezoning request to change the zoning from General Agriculture District to Office Commercial District with a Planned Development Designation on the property. In addition, the applicant has submitted a Comprehensive Plan Amendment to change the future land use designation from a Planned Residential Development with one dwelling unit per acre to Office Commercial with a Planned Commercial Development on the property. (See companion items #02RZ030 and 02CA032.) The property is located approximately 350 feet east of U.S. Highway 16 and 1,320 feet north of Catron Boulevard and is currently void of any structural development.

The property is a part of a proposed 86 acre development to be known as "Tower Ridge". The applicant has also submitted several additional Comprehensive Plan Amendments, Rezoning requests and Planned Development Designation requests on the balance of the proposed 86 acre development.

STAFF REVIEW:

The additional review provided by the Planned Commercial Development will insure that any possible adverse impact of future development on the site will be adequately mitigated. The primary reason for the recommended Planned Development Designation is the potential access concerns and the location of the property adjacent to an existing and proposed residential land use area. In addition, the property is located in close proximity to U.S. Highway 16, a major tourist entranceway to the community. The Planned Development Designation will officially identify this property as a future Planned Commercial Development.

As identified in the associated Comprehensive Plan Amendment review, the Office Commercial designation will allow low intensity commercial activities with minimal impacts on residential neighborhoods and limited traffic impacts on the adjacent street network. Office commercial development at this location will provide a buffer between the proposed and existing general commercial development located directly west of the subject property and the proposed and existing residential development located east of the property. The Planned Development Designation will provide an opportunity to mitigate possible impacts on the residential neighborhood(s). In particular, traffic, lighting, noise and visual impact concerns must be addressed and mitigated as a part of the review for the Planned Commercial Development.

STAFF REPORT

May 23, 2002

No. 02PD019 - Planned Development Designation

ITEM 42

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 Plan is approved.

As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the May 23, 2002 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.