

## STAFF REPORT

August 8, 2002

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**No. 02PD037 - Planned Development Designation**

**ITEM 25**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 02PD037 - Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	Commencing at the Southeast corner of Aladdin Heights Subdivision; thence South 89°58'27" West a distance of 381.52 feet along the South line of the Aladdin Heights Subdivision; to the Point of Beginning; continuing from the Point of Beginning; thence North 07°20'48" East a distance of 141.20 feet; thence North 54°24'28" East a distance of 80.79 feet; thence North 35°35'32" West a distance of 40.00 feet; thence south 54°24'28" West a distance of 342.32 feet; thence North 83°07'59" West a distance of 31.30 feet; thence South 07°20'03" West a distance of 24.17 feet; thence South 89°58'27" East a distance of 252.05 feet; returning to the Point of Beginning
PARCEL ACREAGE	Approximately 0.6160 acres
LOCATION	East of U.S. Highway 16 and 1/4 mile north of Catron Boulevard
EXISTING ZONING	General Commercial District/General Commercial District w/Planned Development Designation
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District w/Planned Development Designation
East:	General Commercial District w/Planned Development Designation
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	07/17/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Development Designation be approved with the condition

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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 Comprehensive Plan to change the future land use designation on the subject property from General Commercial to General Commercial with a Planned Commercial Development. (See companion item #02CA044.) The property is located in the southeast corner of the Southview Drive/Aladdin Drive intersection 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". On June 3, 2002, the City Council approved several Rezoning requests, Planned Development Designation requests and Comprehensive Plan Amendments for the 86 acre development. On July 15, 2002, the City Council approved a Preliminary Plat for Phase One of the development. However, the lot lines as shown on the plat document do not coordinate with the previously approved Rezoning, Planned Development and Comprehensive Plan Amendment boundaries. As such, the applicant has submitted several Comprehensive Plan Amendments, Rezoning requests and Planned Development Designation requests for Phase One to adjust the above referenced boundaries with the proposed lot line(s) as shown on the plat document.

#### STAFF REVIEW:

The subject property is part of proposed Lot 10 of the Tower Ridge Development. The southern two-thirds of the property is currently zoned General Commercial District with a Planned Development Designation. In addition, the South Robbinsdale Neighborhood Area Future Land Use Plan identifies the appropriate use of the southern two-thirds of the proposed lot as General Commercial with a Planned Commercial Development. Amending the Comprehensive Plan as proposed and approving a Planned Development Designation request for the north one-third of the lot will bring conformity to the zoning and the future identified land use of the proposed lot.

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 Planned Development Designation is the potential access concerns and the location of the property at a major tourist entranceway to the community. The Planned Development Designation will officially identify this property as a future Planned Commercial Development.

The South Dakota Department of Transportation has also indicated that access to Tucker Street via U.S. Highway 16 will be eliminated upon construction of the interchange at U.S. Highway 16 and Catron Boulevard. Upon submittal of an Initial and Final Commercial Development Plan, access to the subject property must be coordinated with the South Dakota Department of Transportation. The applicant is currently finalizing an agreement with South Dakota Department of Transportation staff regarding the access and road

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network issues. In addition, any proposed access must comply with the separation and alignment requirements as regulated by the Street Design Criteria Manual or an exception must be obtained.

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 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 August 8 2002 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.