

STAFF REPORT

September 26, 2002

No. 02PD035 - Planned Development Designation

ITEM 29

GENERAL INFORMATION:

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| PETITIONER | Dream Design International, Inc. |
| REQUEST | No. 02PD035 - Planned Development Designation |
| EXISTING LEGAL DESCRIPTION | Point of Beginning: the Southeast corner of the Aladdin Heights Subdivision; thence South 89°58'26" West a distance 12.49 feet along the South line of the Aladdin Heights Subdivision; thence North 50°22'03" West a distance of 94.20 feet; thence North 46°14'08" East a distance of 117.77 feet; thence South 00°00'32" West a distance of 141.54 feet along the East line of the Aladdin Heights Subdivision; returning to the Point of Beginning, located in Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 0.1468 acres |
| LOCATION | East of Highway 16 and 1/4 mile north of Catron Boulevard |
| EXISTING ZONING | General Commercial District |
| SURROUNDING ZONING | |
| North: | General Commercial District |
| South: | Office Commercial District w/Planned Development Designation |
| East: | Office Commercial District w/Planned Development Designation |
| West: | General Commercial 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 that no sign permits or billboards shall be allowed unless approved as part of a Final Development Plan.

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General Comments:

On July 12, 2002 the applicant submitted a Planned Development Designation request on the above legally described property. On August 8, 2002, the Planning Commission approved the request in conjunction with a rezoning request to change the zoning from General Commercial District to Office Commercial District with a Planned Development Designation on the property. In addition, the Planning Commission approved a Comprehensive Plan Amendment to change the future land use designation from General Commercial to Office Commercial with a Planned Commercial Development on the property. (See companion items #02RZ038 and 02CA040.) However, the legal description of the subject property, as submitted by the applicant, was incorrect. (The section, township and range information was not included in the legal description.) Staff has corrected the legal description and has brought the item back before the Planning Commission for review and approval.

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 in order to align the above referenced boundaries with the proposed lot line(s) as shown on the plat document.

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.

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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 September 26, 2002 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.