

STAFF REPORT

November 7, 2002

No. 02PD059 - Planned Unit Development - Final Development Plan

ITEM 31

GENERAL INFORMATION:

PETITIONER	Dave Fisk for Black Hills Equestrian Center
REQUEST	No. 02PD059 - Planned Unit Development - Final Development Plan
EXISTING LEGAL DESCRIPTION	Lots A thru C of Cleary Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.338 Acres
LOCATION	Approximately one half mile east of the intersection of U.S. Highway 16 and U.S. Highway 16 B
EXISTING ZONING	Low Density Residential/Planned Unit Development
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential/Planned Unit Development
East:	Low Density Residential/Planned Unit Development
West:	Low Density Residential/Planned Unit Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	09/15/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Final Planned Unit Development be continued to the **November 21, 2002** Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

This item was continued at the October 24, 2002 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of October 26, 2002. All revised or added text is shown in bold print. The applicant has submitted a Final Planned Unit Development to allow an equestrian center, a caretaker's residence and an office building on the above legally described property.

On June 2, 1998, the Pennington County Board of Commissioners approved a Conditional Use Permit to allow the equestrian center with accessory use(s) on the subject property. The accessory uses were limited to a caretaker's residence, storage buildings and an office building to be used as a sales office for the equestrian facility. In addition, the applicant

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obtained County Building Permits for the indoor arena, two storage buildings and the single family residence. Construction was initiated under the County permits and the property was subsequently annexed into the City of Rapid City.

On July 20, 1998, the City Council approved an Initial Planned Unit Development to allow the equestrian center with accessory structures as outlined above. The Initial Planned Unit Development also included a residential development consisting of 72 single family homes and a 12 unit multi-family apartment building to be constructed on property located adjacent to the equestrian facility.

On February 26, 1999, the applicant submitted a Final Planned Unit Development request to allow the equestrian center with accessory structures. Staff originally recommended that the Final Planned Unit Development be approved with 14 stipulations. However, a substantial amount of information was required to be brought forth prior to City Council approval. The applicant failed to submit the necessary information and, as such, the City Council denied the request without prejudice on October 10, 1999.

Currently, the equestrian center, a caretaker's residence and an office building are located on the property. Drain Masters, a septic system installation and maintenance company, and Cleary Offices, a business office, are currently located within the office building. Neither use is accessory to the equestrian center as previously required. Staff has received several complaints regarding the type and number of vehicles that are being parked on the property as a part of Drain Masters business. In addition, staff has received complaints that manure from the equestrian center is not being disposed of in a timely manner as originally stipulated. As such, the City Attorney's Office has notified the property owner(s) that the property must be brought into compliance with the original stipulations of approval and that the Final Unit Development Plan must be approved by the City.

STAFF REVIEW:

Upon review of the recently submitted Final Unit Development Plan, staff noted that a significant amount of information must still be submitted in order to determine potential fire protection upgrades to the existing equestrian center as well as improvements to the existing parking lot. On October 11, 2002 staff met with the applicant and identified the information that must be submitted. Staff is recommending that the Final Planned Unit Development be continued to the November 7, 2002 Planning Commission meeting to allow the applicant additional time to submit the information.

On October 25, 2002, the applicant submitted a letter identifying the various use(s) currently existing within the equestrian center. Staff is recommending that the Final Unit Development Plan be continued to the November 21, 2002, Planning Commission meeting to allow staff sufficient time to review the information.