

STAFF REPORT
April 8, 2004

No. 04PD022 - Planned Development Designation

ITEM 15

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for William DeLorimier
REQUEST	No. 04PD022 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	From a point beginning 1819.80 feet at a bearing S89°27'22" East from the SW corner of the NW1/4 of the SE1/4 of Section 11, T1N, R7E, BHM; This is the point of beginning: travel 164.88 feet at a bearing N45°08'43" East to a point; thence 301.36 feet at a bearing N45°24'39" East to a point; thence travel 210.28 feet at a bearing N54°45'23" East to a point; thence travel 48.86 feet at a bearing S15°57'26" West to a point; thence travel 528.84 feet at a bearing S0°46'13" West to a point; thence travel 282.52 feet at a bearing S75°51'59" West to a point; thence travel along a 437.22 foot radius concave Southeasterly curve with a chord bearing S65°50'42" West, at a chord distance of 404.47 feet to a point; thence travel 27.01 feet at a bearing N54°21'55" West to a point; then travel along a 99.95 foot radius easterly curve with a chord bearing N04°34'14" West a distance of 152.68 feet to a point; then travel 274.08 feet at a bearing N45°11'37" East to the point of beginning; said area contains approximately 5.6 acres
PARCEL ACREAGE	Approximately 5.6 acres
LOCATION	Along Tower Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Medium Density Residential District w/PRD
South:	Park Forest District
East:	General Commercial District w/PCD
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	03/11/2004
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation for the south portion of the subject property with the following legal description:

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"from a point beginning 1819.80 feet at a bearing S89°27'22" East from the SW corner of the NW1/4 of the SE1/4 of Section 11, T1N, R7E, BHM. This is the point of beginning. Travel 484.47 feet at a bearing S89°27'22" East, then travel 121.99 feet at a bearing S00°46'13" West, then travel 282.52 feet at a bearing S75°51'59" West, then travel along a 437.22 foot radius concave southeasterly curve with a chord bearing S65°50'42" West, at a chord distance of 404.47 feet, then travel 27.01 feet at a bearing N54°20'05" West, then travel along a 100 foot radius concave easterly curve with a chord bearing N04°34'14" West a chord distance of 152.52 feet, then travel 273.99 feet at a bearing N45°10'32" East to the point of beginning; the area described contains approximately 2.95 acres"

be approved contingent upon the approval of the associated rezoning from General Agriculture District to Office Commercial District, and the related Comprehensive Plan Amendment with the following stipulation:

1. No building permits or sign permits shall be issued for the property until such time as an Initial and Final Development Plan has been approved for the property

and the Planned Development Designation on the north balance of the property be continued to the April 22, 2004 Planning Commission meeting to allow the application to be heard in conjunction with the rezoning from Park Forest District to Office Commercial District.

GENERAL COMMENTS: The subject property is located north of Tower Road and west of Mt. Rushmore Road. The property is currently void of any structural development and is zoned General Agriculture District. The property owner has submitted a request to rezone the property from General Agriculture District to Office Commercial District and an Amendment to the Comprehensive Plan to change the land use from Residential to Office Commercial with a Planned Commercial Development. Upon review, it was noted that the subject property actually was zoned General Agriculture District on the south half of the property and Park Forest District on the north half of the property. As such, staff is recommending that the rezoning application be approved for the south half of the subject property only, with a revised legal description. The applicant has submitted a separate application to be heard at the April 22, 2004 Planning Commission meeting rezoning the north half of the property from Park Forest District to Office Commercial District. The current Planned Development Designation is recommended to be approved for the south half of the subject property and continued for the north portion of the subject property.

The applicant has submitted several applications for proposals located in the Tower Road area incorporating approximately 57.79 acres. In addition to the Planned Development Designation, the applicant has submitted fifteen applications including: three Planned Development Designations, four Rezoning requests, four Comprehensive Plan Amendments, and four Layout Plats. The Layout Plats submitted by the applicant indicate subdividing the property into Tower Road Offices, a Tower Road Retirement Center, and ten Senior Townhomes. (See companion items: 04PL030, 04RZ014, 04CA011, 04PL031, 04RZ015, 04PD019, 04CA012, 04PL032, 04RZ016, 04PD020, 04CA013, 04PL033, 04RZ017, 04CA014, and 04PD021.)

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STAFF REVIEW: 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 Planned Light Industrial Development prior to approval of 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.”*

On March 26, 2004, the Future Land Use Committee met to review the proposal for the Tower Road Retirement Center. The Future Land Use Committee recommended approval of the Comprehensive Plan Amendment to change the land use on the subject property from Residential to Office Commercial land use(s) with a Planned Commercial Development.

The Future Land Use Committee identified several areas of concern that will be addressed as the Planned Commercial Development - Initial and Final Development Plan application is reviewed. These issues are:

Tower Road:

Tower Road is located along the north lot line of the subject property and is classified as a collector street on the City’s Major Street Plan. Mount Rushmore Road is located along the east lot line of the subject property and is classified as a principal arterial street. Additional street improvements, including curb, gutter, street light conduit, sidewalk, water and sewer will be addressed upon development of the subject property.

Fire potential:

Due to the location of the property adjacent to wooded areas and the fire potential, a wildland mitigation plan will need to be presented to the Fire Department prior to development.

Traffic:

The applicant is proposing to develop the site into future office commercial uses. Office commercial land uses will generate additional traffic estimated to be 365 daily trips for office commercial uses. Any significant increase in traffic will be addressed when the Planned Commercial Development Plan is reviewed.

Slope stability/Drainage:

Due to unstable slopes in the Tower Road area, a geotechnical analysis of the slope stability will be required prior to development. The subject property is located in the Meade-Hawthorne Drainage Basin. A drainage plan will need to be submitted calculating the increased run-off generated by the proposed future use prior to development of the property.

A request to rezone this property from General Agriculture District to Office Commercial District (04RZ014) and a request for an Amendment to the Comprehensive Plan (04CA011) have been submitted in conjunction with the Planned Development Designation. The Planned Commercial Development – Initial and Final Development Plan will address site specific concerns relative to drainage, slope stability, traffic and street improvements on the

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subject property.

The Staff is requesting this Planned Development Designation be approved for the south portion of the subject property, contingent upon the approval of the associated Rezoning from General Agriculture District to Office Commercial District and the related Comprehensive Plan Amendment and continued for the north portion of the subject property.

As of this writing, the required planned development sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the April 8, 2004 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.