

STAFF REPORT
April 22, 2004

No. 04PD020 - Planned Development Designation

ITEM 26

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for WEB Land Holdings, LLC
REQUEST	No. 04PD020 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	<p>From the SW corner of the SE 1/4 of Section 11, T1N, R7E, BHM; travel 235.68 feet at a bearing N0°21'00" East to a point; thence travel along a 398.07 foot radius concave Northwesterly curve with a chord bearing N47°53'49" East, at a chord distance of 499.5 feet to a point; thence travel 106.52 feet at a bearing N07°07'14" East to a point; then travel along a 319.57 foot radius concave Southeasterly curve with a chord bearing N61°26'27" East at a chord distance of 519.17 feet to a point; then travel along a 390.57 foot radius concave Southwesterly curve with a chord bearing S47°12'05" East at a chord distance of 228.86 feet to a point; then travel along a 319.71 foot radius concave Northeasterly curve with a chord bearing S59°15'23" East, at a chord distance of 209.9 feet to a point to a point; then travel 168.12 feet at a bearing S81°57'45" East to a point to a point; then travel along a 266.67 foot radius concave Northwesterly curve with a chord bearing N60°59'38" East, at a chord distance of 321.30 feet to a point; thence travel 81.39 feet at a bearing N36°00'49" East to a point; this is the Point of Beginning; thence travel 35.94 feet at a bearing of N36°18'49" East to a point; thence travel along a 330.29 foot radius Southeasterly curve with a chord bearing N62°48'30" East, at a distance of 343.19 feet to a point; thence travel 11.14 feet at a bearing S08°15'56" West to a point; thence travel 317.84 feet at a bearing S69°5'42" East to a point; thence travel 361.57 feet at a bearing S00°19'15" West to a point; thence travel 140.43 feet at a bearing S46°14'50" West to a point; thence travel 173.7 feet at a bearing N41°26'10" West to a point; thence travel 111.72 feet at a bearing N70°08'07" West to a point; thence travel 60 feet at a bearing N0°20'27" East to a point; thence travel 112.67 feet at a bearing N89°39'33" West to a point; thence travel 103.3 feet at a bearing N33°19'07" West to a point; thence travel 153.21 feet at a bearing N57°34'25" West to the point of beginning; said area contains approximately 4.8 acres</p>
PARCEL ACREAGE	Approximately 4.8 acres

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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	03/12/2004
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation 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.

GENERAL COMMENTS: **This staff report has been revised as of April 13, 2004. All revised and/or added text is shown in bold print. The Planning Commission was notified at the April 8, 2004 meeting that the required sign was not posted on the property. Therefore, this application was continued to the April 22, 2004 Planning Commission meeting to allow the required sign to be posted.** The subject property is located north on the southwest corner of Tower Road and 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.

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, 04PD022, 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 545 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 (04RZ016) and a request for an Amendment to the Comprehensive Plan (04CA013) 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 contingent upon the approval of the associated Rezoning from General Agriculture District to Office Commercial District and the related Comprehensive Plan Amendment.

The required sign has been posted on the property and the receipts from the certified mailing have been returned. **Staff has received several inquiries, but no objections regarding the proposed request.**