

STAFF REPORT

May 5, 2010

---

**No. 10PD031 - Planned Commercial Development - Initial Development Plan**      **ITEM 9**

---

GENERAL INFORMATION:

APPLICANT	THF Stoneridge Development, LLC
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Stoneridge, LLC
REQUEST	<b>No. 10PD031 - Planned Commercial Development - Initial Development Plan</b>
EXISTING LEGAL DESCRIPTION	<p>A portion of the S½ of the NE¼, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at southeasterly corner of Lot 21 of Block 4 Eastridge Estates Subdivision, common to the southwesterly corner of Lot 4 of Block 2 of Fifth Street Office Plaza, thence S89°37'17"E, along the southerly boundary of said Lot 4 of Block 2, a distance of 134.82 feet, and the point of beginning; Thence first course: S89°37'17"E, along the southerly boundary of said Lot 4 of Block 2, a distance of 233.03 feet, to the southeasterly corner of said Lot 4 of Block 2, common to the southwesterly corner of Lot 3 of Block 2 of Fifth Street Office Plaza; Thence second course: S81°56'11"E, along the southerly boundary of said Lot 3 of Block 2, a distance of 205.60 feet, to the southeasterly corner of said Lot 3 of Block 2, common to the southwesterly corner of Lot 2 of Block 2 of Fifth Street Office Plaza; Thence third course: S81°55'52"E, along the southerly boundary of said Lot 2 of Block 2, a distance of 60.98 feet, to a corner on the southerly boundary of said Lot 2 of Block 2; Thence fourth course: S72°01'35"E, along the southerly boundary of said Lot 2 of Block 2, a distance of 161.84 feet, to the southeasterly corner of said Lot 2 of Block 2; Thence fifth course: S77°25'15"E a distance of 217.74 feet; Thence sixth course: N27°30'18"E, a distance of 281.17 feet, to a point on the westerly edge of Fifth Street right-of-way, common to a point on the northerly boundary of Lot 1 of Block 2 of Fifth Street Office Plaza; Thence seventh course: S62°29'41"E, along the westerly edge of said Fifth Street right-of-way, common to the northerly boundary of said Lot 1 of Block 2, a distance of 279.03 feet, to the northeasterly corner of said Lot 1 of Block 2; Thence eighth course: S62°29'05"E, along the</p>

STAFF REPORT

May 5, 2010

---

**No. 10PD031 - Planned Commercial Development - Initial Development Plan** **ITEM 9**

---

westerly edge of said Fifth Street right-of-way, a distance of 134.83 feet; Thence ninth course: curving to the right, along the westerly edge of said Fifth Street right-of-way, on a curve with a radius of 909.00 feet, a delta angle of 14°12'45", a length of 225.48 feet, a chord bearing of S55°23'16"E, and chord distance of 224.91 feet; Thence tenth course: S42°58'26"W, along the westerly edge of said Fifth Street right-of-way, a distance of 12.00 feet; Thence eleventh course: S42°54'18"W, a distance of 296.40 feet; Thence twelfth course: S45°50'37"E, a distance of 81.18 feet; Thence thirteenth course: S00°18'52"W, a distance of 297.86 feet, to a point on the northerly edge of Stumer Road right-of-way; Thence fourteenth course: curving to the left, along the northerly edge of said Stumer Road right-of-way, on a curve with a radius of 430.50 feet, a delta angle of 12°59'30", a length of 97.62 feet, a chord bearing of S53°34'37"W, and chord distance of 97.41 feet; Thence fifteenth course: curving to the right, along the northerly edge of said Stumer Road right-of-way, on a curve with a radius of 369.50 feet, a delta angle of 43°15'37", a length of 278.99 feet, a chord bearing of S68°41'45"W, and chord distance of 272.41 feet; Thence sixteenth course: N89°40'48"W, along the northerly edge of said Stumer Road right-of-way, a distance of 730.69 feet; Thence seventeenth course: curving to the right, along the northerly edge of said Stumer Road right-of-way, on a curve with a radius of 369.50 feet, a delta angle of 30°00'38", a length of 193.54 feet, a chord bearing of N74°39'10"W, and chord distance of 191.33 feet; Thence eighteenth course: N59°42'02"W, along the northerly edge of said Stumer Road right-of-way, a distance of 351.37 feet; Thence nineteenth course: N12°34'45"E, a distance of 728.41 feet, to the point of beginning

PARCEL ACREAGE

Approximately 30.317 acres

LOCATION

Stumer Road and Black Hills Boulevard

EXISTING ZONING

Office Commercial District (Planned Development Designation) - General Commercial District (Planned Development Designation) - Public District

SURROUNDING ZONING

North:

Office Commercial District (Planned Development Designation) - General Commercial District (Planned

STAFF REPORT  
May 5, 2010

---

**No. 10PD031 - Planned Commercial Development - Initial Development Plan**      **ITEM 9**

---

South:	Development Designation) - Public District General Commercial District (Planned Development Designation)
East:	General Commercial District (Planned Development Designation) - Public District
West:	Office Commercial District (Planned Development Designation) - General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/26/2010
REVIEWED BY	Vicki L. Fisher / Ted Johnson

**RECOMMENDATION:**

Staff recommends that the Planned Commercial Development - Initial Development Plan be continued to the June 14, 2010 Planning Commission meeting at 7:00 p.m. at the applicant's request.

**GENERAL COMMENTS:**

The applicant has submitted an Initial Planned Commercial Development request to allow a 154,750 square foot "Wal-mart Supercenter" with an outdoor garden center and to allow a 30,900 square foot mini anchor store and a 16,000 square foot shopping store on the property. In addition, the applicant is proposing to construct a regional stormwater detention facility on 4.43 acres located east of the commercial development, adjacent to 5<sup>th</sup> Street.

The applicant has submitted a Rezoning request (File #30RZ016) to change the zoning designation on a 0.237 area of the property from Office Commercial District to General Commercial District and an associated Comprehensive Plan Amendment to the Future Land Use Plan (File #10CA006) to change the land use designation from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development.

The applicant has submitted a Rezoning request (File #10RZ017) to change the zoning designation on a 1.188 acre area of the property from Office Commercial District to General Commercial District. In addition, the applicant has submitted a Comprehensive Plan Amendment to the Future Land Use Plan (File #10CA005) to change the land use designation of the property from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development. On March 24, 2010, the applicant submitted a revised legal description reducing the area of the Rezoning request and the Comprehensive Plan Amendment request from 1.188 acres to 0.340 acres.

In addition, the applicant has submitted a Rezoning request (File #10RZ018) to change the zoning designation on a 0.686 acre area of the property from Public District to General

STAFF REPORT  
May 5, 2010

---

**No. 10PD031 - Planned Commercial Development - Initial Development Plan** **ITEM 9**

---

Commercial and an associated Comprehensive Plan Amendment to the Future Land Use Plan (File #10CA007) to change the land use designation from Public to General Commercial with a Planned Commercial Development.

The applicant has also submitted a Rezoning request (File #10RZ019) to change the zoning designation on a 1.123 acre area of the property from General Commercial District to Public District and an associated Comprehensive Plan Amendment to the Future Land Use Plan (File #10CA008) from General Commercial with a Planned Commercial Development to Public.

On February 5, 2010, the applicant submitted an Initial Planned Commercial Development request (File #10PD011) to allow a 154,750 square foot "Wal-mart Supercenter" with an outdoor garden center and sales area and to allow a 30,900 square foot mini anchor store and a 16,000 square foot shopping store on the property. In addition, the applicant submitted a Layout Plat (File #10PL007) to subdivide the property creating six lots leaving three non-transferable balances. On April 8, 2010, the Planning Commission acknowledged the applicant's withdrawal of the Initial Planned Commercial Development request. On April 19, 2010, the City Council acknowledged the applicants withdrawal of the Layout Plat.

On September 6, 2005, the City Council approved a Layout Plat (File #05PL048) to subdivide 101.5 acres into 25 lots. The Layout Plat included portions of this property. On November 21, 2005, the City Council approved a Preliminary Plat (File #05PL190) to subdivide 77.59 acres into 17 lots which also included portions of this property. On February 16, 2007, the City approved a Final Plat (File #07PL017) dedicating Stumer Road as right-of-way. On January 23, 2007, the City approved a Final Plat (File #07PL003) to create four lots located along 5<sup>th</sup> Street which included a portion of this property.

On January 3, 2005 the City Council approved several Rezoning requests and Comprehensive Plan Amendments to the Future Land Use Plan requests which resulted in the property being zoned as it currently is today. In particular, the northwest corner of the property is zoned Office Commercial District with a Planned Development Designation. A narrow portion along the north lot line is zoned Public District. The balance of the property is zoned General Commercial District with a Planned Development Designation. The Planned Development Designation(s) require that Initial and Final Development Plans be submitted for review and approval prior to issuance of a building permit.

The property is located northwest of the intersection of Fifth Street and Stumer Road. A drainage pond has been constructed on a portion of the property located along Fifth Street. The balance of the property is void of any structural development.

**STAFF REVIEW:**

The applicant has requested that this item be continued. Staff recommends that the Initial Planned Commercial Development be continued to the June 14, 2010 Planning Commission meeting at the applicant's request.

**Notification Requirement:** The sign has been posted on the property. In addition, the certified

STAFF REPORT  
May 5, 2010

---

**No. 10PD031 - Planned Commercial Development - Initial Development Plan**      **ITEM 9**

---

mailing receipts have been returned to the Growth Management Department. Staff has received several calls and e-mails inquiring about the proposal. Significant public input both in favor and in opposition to the proposed development has been received. Copies of the written comments have been attached to this report.