

STAFF REPORT

September 7, 2000

PDD #00PD042 - Planned Development Designation

ITEM 20

GENERAL INFORMATION:

PETITIONER	Timberline Corp.
REQUEST	PDD #00PD042 - Planned Development Designation
LEGAL DESCRIPTION	Tract G of Fountain Springs Business Park, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.001 Acres
LOCATION	At South Plaza Drive and Plaza Boulevard
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Light Industrial District (PDD)
East:	Office Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved.

GENERAL COMMENTS: The applicant is requesting a Planned Development Designation for a 2.001 acre lot located in the Fountain Springs Business Park. An associated rezoning request to rezone the subject property from Office Commercial District to Light Industrial District (00RZ034) has been submitted. The applicant has indicated that he would expand the Timberline Corporation located to the west of the subject property. The Timberline Corporation manufactures decals for souvenir items.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations.

The Fountain Springs Business Park has been developing with a mixture of light industrial uses and office uses. The initial light industrial development in this area has, with the development of the Speigel Customer Service Facility, seen more office oriented development. The recent development of the Fiberswitch plant in the area has introduced more light industrial development into the area. The property is located at the eastern edge of the light industrial development of the area. Currently there are light industrial uses located directly to the west of the subject property. The office commercial development has been

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used as a transition between the light industrial properties to the west and residential development to the east. With the neighboring property to the east being developed with light industrial uses, Staff can support the rezoning request only if a Planned Development accompanies the rezoning request. The Planned Development will insure that any impact of the light industrial uses can be mitigated in this transitional area between office commercial uses and light industrial uses.

Potential impacts on surrounding properties could include an increase in heavy truck traffic, large outdoor storage areas, increase in noise and air pollution, increase in the duration of activity on the property, and, the potential for harmful chemical agents to be located on-site. The Planned Development Designation will allow the Planning Commission and the City Council an opportunity to review specific development plans to insure that a minimal and adequate buffering is provided between the light industrial uses and the office commercial uses.

The Planned Development will also allow the review of the type of uses that may occur on the property. Certain light industrial uses may not be appropriate in this location. These uses include the storage of large quantities of combustible liquids or other harmful liquids. The Light Industrial Zoning District also allows a wide range of manufacturing uses as long they are completely enclosed in a building.