

STAFF REPORT
August 23, 2007

No. 07PD062 - Planned Commercial Development - Final Development Plan ITEM 23

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Midland Rushmore, LLC
REQUEST	No. 07PD062 - Planned Commercial Development - Final Development Plan
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 of the SW1/4 of Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota. More fully described as follows: Commencing at the Section Corner common to Sections 29, 30, 31, 32, T2N, R8E, BHM, Thence, N19°58'13"E, a distance of 970.79 feet to the point of beginning; Thence, first course: N28°40'12"E, a distance of 33.77 feet; Thence, second course: N22°13'06"W, a distance of 47.56 feet; Thence, third course: N18°41'27"E, a distance of 236.38 feet; Thence, fourth course: S70°47'36"E, a distance of 74.50 feet; Thence, fifth course: S64°08'06"E, a distance of 37.98 feet; Thence, sixth course: S71°13'41"E, a distance of 80.63 feet; Thence, seventh course: S26°43'15"W, a distance of 38.77 feet; Thence, eighth course: S18°46'19"W, a distance of 202.68 feet; Thence, ninth course: S05°15'41"E, a distance of 62.34 feet; Thence, tenth course: S18°46'20"W, a distance of 9.37 feet; Thence, eleventh course: N71°20'03"W, a distance of 98.26 feet; Thence, twelfth course: N72°04'16"W, a distance of 43.48 feet; Thence, thirteenth course: N61°19'48"W, a distance of 46.08 feet, to the point of beginning.
PARCEL ACREAGE	Approximately 1.315 acres
LOCATION	East of LaCrosse Street and south of U.S. Interstate 90
EXISTING ZONING	General Commercial District (Initial Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District - Light Industrial District
South:	Low Density Residential District - General Commercial District - General Agriculture District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water

STAFF REPORT
August 23, 2007

No. 07PD062 - Planned Commercial Development - Final Development Plan ITEM 23

DATE OF APPLICATION 7/27/2007

REVIEWED BY Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Final Development Plan be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Final Commercial Development Plan to construct 129 parking spaces with landscaping within the central portion of the Rushmore Crossing development. In addition, the applicant has submitted a Final Commercial Development Plan (#07PD061) to construct a sporting goods retail store as a part of the Rushmore Crossing development. The applicant has also submitted a Final Commercial Development Plan (#07PD060) to construct 1057 parking spaces with landscaping within the eastern portion of Rushmore Crossing development.

On June 4, 2007, the City Council approved a Preliminary Plat application (#07PL038) to subdivide 126.54 acres into 24 commercial lots and to vacate a 30 foot wide private access easement, to vacate a portion of a section line highway located between Sections 29 and 32, to vacate a portion of a section line highway located between Sections 29 and 30, to vacate a portion of Rapp Street and to vacate a 66 foot wide public access easement, which included the subject property.

On June 4, 2007, the City Council approved a Vacation of Right-of-Way request (#07VR002) to vacate a portion of Rapp Street currently located in an H Lot. In addition, on June 18, 2007, the City Council approved Vacation of Right-of-Way request (#07VR003) to vacate a portion of Farnwood Avenue, also located within an H Lot.

On August 1, 2005, the City Council approved a Layout Plat (#05PL085) to subdivide a 95.28 acre parcel into 17 commercial lots. The Layout Plat included the subject property.

On February 6, 2006, the City Council approved Tax Increment District #56 for the construction of streets, traffic signals, a regional drainage detention dam, high pressure water main and sanitary sewer main and the relocation of power lines associated with the proposed Rushmore Crossing project.

On October 2, 2006, the City Council approved a revised Layout Plat (#06PL142) to subdivide a 117.29 acre parcel into 15 commercial lots and two detention pond lots. The Layout Plat included the subject property.

On April 26, 2007, the Planning Commission approved an Initial Commercial Development Plan (File #07PD019) to construct approximately 861,000 square feet of new commercial development on 127 acres, which included the subject property.

On May 21, 2007, the City Council approved a Variance to the Subdivision Regulations application (#07SV013) to waive the requirement to install curb, gutter, sidewalk, street light

STAFF REPORT
August 23, 2007

No. 07PD062 - Planned Commercial Development - Final Development Plan ITEM 23

conduit, water, sewer and pavement along Interstate 90, Spruce Street, E. North Street, Sunnyside Avenue and Cambell Street, to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Rapp Street and the proposed access easements, and, to waive the requirement to dedicate additional right-of-way along Cambell Street and the access easements with stipulations.

On May 24, 2007, the Planning Commission approved a Final Commercial Development Plan application (#07PD032) to construct a 131,748 square foot commercial building. In addition, the Final Commercial Development Plan included Eglin Street right-of-way between LaCrosse Street and E. North Street and the entryways into the development at the intersections of Eglin Street and LaCrosse Street and Eglin Street and E. North Street. The proposed commercial building, a "Target" store, was approved as Phase One of the Rushmore Crossing commercial development.

The property is located between LaCrosse Street and E. North Street on the south side of Interstate 90 and is currently void of any structural development.

STAFF REVIEW:

On August 10, 2007, the applicant submitted a written request that this item be denied without prejudice. The applicant has indicated that a revised Final Commercial Development Plan will be submitted to address additional parking within this area of the Rushmore Crossing development. As such, staff is recommending that the Final Commercial Development Plan be denied without prejudice as requested by the applicant.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the August 23, 2007 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.