

STAFF REPORT
February 10, 2011

No. 11PD003 - Initial and Final Commercial Development Plan to allow an on-sale liquor establishment **ITEM 11**

GENERAL INFORMATION:

APPLICANT	Emily Bernahl for GreenbergFarrow
PROPERTY OWNER	SM Rushmore Mall, LLC
REQUEST	No. 11PD003 - Initial and Final Commercial Development Plan to allow an on-sale liquor establishment
EXISTING LEGAL DESCRIPTION	Lot 8 and the west 162 feet of Lot 7 of Rushmore Mall Addition to the City of Rapid City, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.18 acres
LOCATION	2016 and 2112 North Maple Avenue
EXISTING ZONING	Shopping Center-2 District
SURROUNDING ZONING	
North:	Shopping Center-2 District (Planned Commercial Development)
South:	General Commercial District
East:	Shopping Center-2 District
West:	Shopping Center-2 District (Planned Commercial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/14/2011
REVIEWED BY	Jim Flaaen / Karley Halsted

RECOMMENDATION:

Staff recommends that the Initial and Final Commercial Development Plan to allow an on-sale liquor establishment be continued to the February 24, 2011 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a Planned Commercial Development – Initial and Final Development Plan request to allow an on-sale liquor establishment in conjunction with a full-service restaurant at the property located at 2016 and 2112 North Maple Avenue. In particular, the applicant has proposed to locate a full service restaurant, Texas Roadhouse, with on-sale liquor on the property.

On February 4, 2011, the applicant indicated that they would be submitting a revised site

STAFF REPORT
February 10, 2011

No. 11PD003 - Initial and Final Commercial Development Plan to allow an on-sale liquor establishment **ITEM 11**

plan proposing a larger structure than originally proposed. Consequently, the applicant has requested that this item be continued to the February 24, 2011 Planning Commission meeting to allow the revised plans to be submitted and reviewed. Staff is in concurrence with that request.