

STAFF REPORT
March 24, 2011

No. 10PD068 - Initial and Final Planned Commercial Development to allow an on-sale liquor establishment **ITEM 12**

GENERAL INFORMATION:

APPLICANT	Black Hills BBQ, Inc.
AGENT	Sanderson Stewart
PROPERTY OWNER	Midland Rushmore, LLC
REQUEST	No. 10PD068 - Initial and Final Planned Commercial Development to allow an on-sale liquor establishment
EXISTING LEGAL DESCRIPTION	Lot 5 of Block 3 of Rushmore Crossing, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.32 acres
LOCATION	1718 Eglin Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/22/2010
REVIEWED BY	Marcia Elkins / Jim Flaaen / Ted Johnson

RECOMMENDATION:

Staff recommends that the Initial and Final Planned Commercial Development to allow an on-sale liquor establishment be continued to the **April 7, 2011** Planning Commission meeting.

GENERAL COMMENTS: **(Updated March 11, 2011. All revised and/or edited text is shown in bold print.) This item was continued to the March 24, 2011 Planning Commission meeting at the applicant's request to allow the applicant to site**

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development grading issues. The information provided to staff indicated that a retaining wall would be required due to the topography of the site. Staff had been informed that the applicant wished to review site development alternatives prior to moving forward with the project. To date, the staff has not received any updated plans. Staff has attempted to contact the applicant's agent to review the status of the project; however, no response has been received as of this writing. As such, staff recommends that this item be continued to the April 7, 2011 Planning Commission meeting.

(Updated February 14, 2011. All revised and/or edited text is shown in bold print.) This item was continued to the February 24, 2011 Planning Commission meeting at the applicant's request to allow the applicant to resolve issues with the acquisition and development of the property. The applicant has since requested that this item be continued to the March 24, 2011 Planning Commission meeting to allow revised site plans to be submitted. As such, staff recommends that this item be continued to the March 24, 2011 Planning Commission meeting.

The applicant has submitted a Planned Commercial Development – Initial and Final Development Plan to allow an on-sale liquor establishment in conjunction with a full-service restaurant on the property located at 1718 Eglin Street. In particular, the applicant has proposed a “Famous Dave’s” restaurant with on-sale liquor to be located on the property.

On November 9, 2010, the applicant indicated that there are several outstanding issues regarding the acquisition and proposed development for the property that needed to be addressed prior to the application moving forward. As such, the applicant has requested that this item be continued to the December 9, 2010 Planning Commission meeting and staff is in concurrence with that request.