



Rapid City Planning Commission

Planned Development Project Report

September 10, 2015

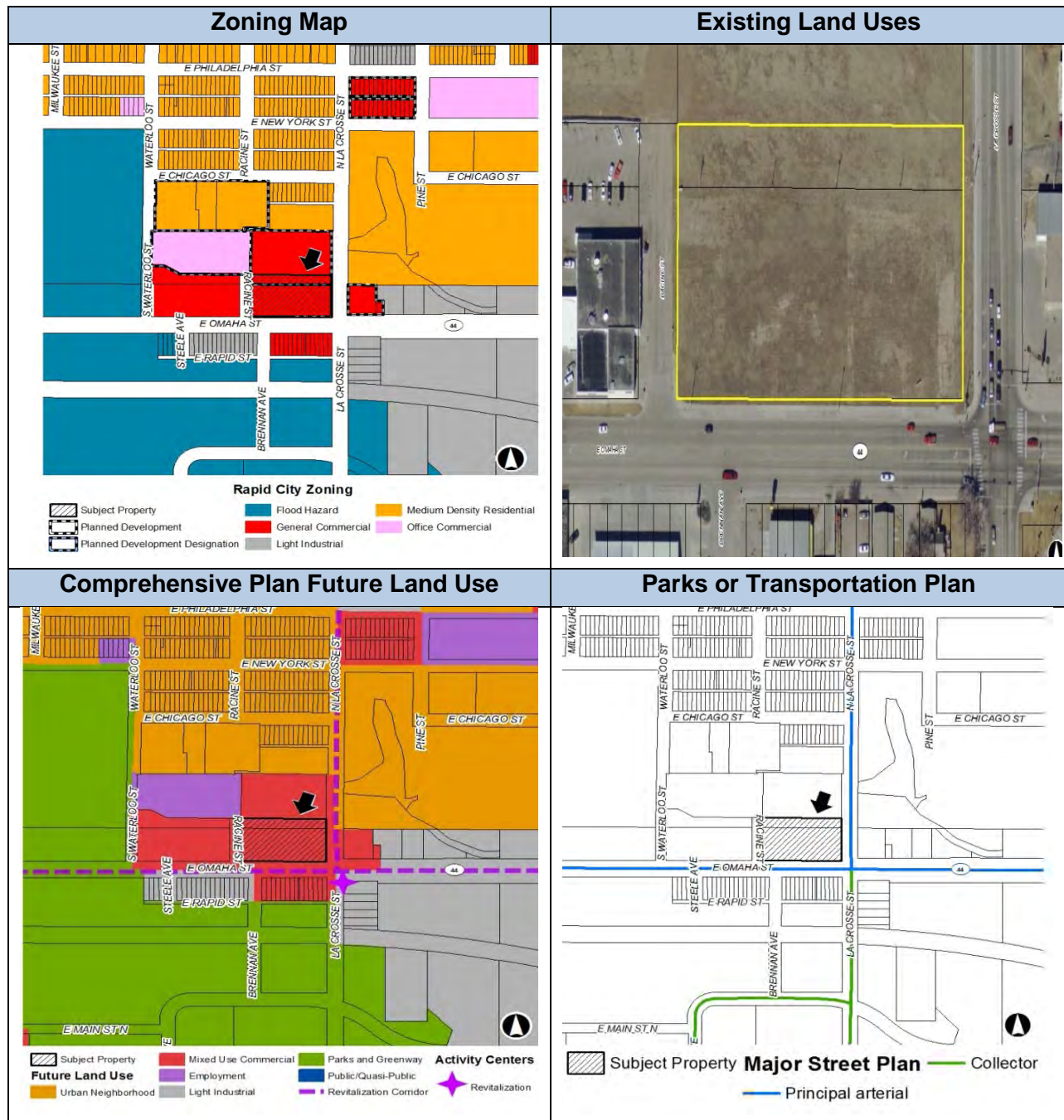
Applicant Request(s)
Case # 15PD037; a Revocation of an existing Final Planned Development
Companion Case(s) #: 14PD037, a Final Planned Development to allow commercial development with on-sale liquor establishments

Development Review Team Recommendation(s)
The Development Review Team recommends that the request to revoke the existing Final Planned Development on the property be approved.

Project Summary Brief	
<p>On January 8, 2015, the Planning Commission approved a Final Planned Development to allow a commercial development with multiple on-sale liquor establishments (File #14PD037). The anticipated development has not taken place and the property owner has decided that the Planned Development is no longer appropriate as the proposed uses and layout changed. As such, the applicant has requested that the Final Planned Development for all of Tract 3 be revoked, as well as the Planned Development Designation located on the southern portions of Lot 3 as demonstrated in the graphics below. The applicant is proposing to maintain the Planned Development Designation (File #10PD045) on the northern portions of Lot 3 so that future development of that portion of the lot will still require review and approval of a Final Planned development and ensure future development of the property will have a minimal impact on the residential uses located north and east of Lot 3. A Final Planned Development which has been reviewed and approved by the Planning Commission requires Planning Commission approval of its revocation.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Dream Design International, Inc.	Planner: Robert Laroco
Property Owner: Mollers Limited Partnership	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Northwest of the intersection of East Omaha Street and La Crosse Street
Neighborhood	North Rapid Neighborhood
Subdivision	Eastbrooke Subdivision
Land Area	5.39 acres (approximately 234,789 sq ft)
Existing Buildings	No structural development
Topography	Level
Access	Racine Street, La Crosse Street
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	500 Year Federally Designated Floodplain
Other	

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC/PD	MUC, Revitalization corridor	No structural development
Adjacent North	GC/PD	MUC, Revitalization corridor	No structural development
Adjacent South	GC, LI	MUC, LI, Revitalization corridor	Hotel, automobile service center
Adjacent East	GC/PD, MDR	MUC, UN, Revitalization Corridor	Tire sales, multifamily housing
Adjacent West	GC, OC/PDD	MUC, Employment, Revitalization corridor	Automobile dealership



Relevant Case History			
Case/File#	Date	Request	Action
14PD037	1/8/15	Final Planned Development to allow a commercial development with on-sale liquor establishments	Approved with stipulations
10PD045	9/29/10	Planned Development Designation	Approved
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	N/A
Lot Frontage		N/A	N/A
Maximum Building Heights		N/A	N/A
Maximum Density		N/A	N/A
Minimum Building Setback:			
• Front		N/A	N/A
• Rear		N/A	N/A
• Side		N/A	N/A
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		N/A	N/A
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		N/A	N/A
• # of ADA spaces		N/A	N/A
Signage		N/A	N/A
Fencing		N/A	N/A

Planning Commission Criteria and Findings for Approval or Denial	
Staff has reviewed the request to revoke the existing Planned Development on the property and has noted the following considerations:	
•	The originally approved Planned Development on the property included access to the property from La Crosse Street which did not meet the minimum design standards of the Rapid City Infrastructure Design Criteria Manual. The applicant sought and obtained an Exception for the design of the access. In order to review the impact of traffic generated by future development, new Exceptions may be required for the design of the access if it does not meet the requirements of the Rapid City Infrastructure Design Criteria Manual.
•	Access to Omaha Street is controlled by the South Dakota Department of Transportation.
•	The revocation consists of the entire Final Planned Development located on Lot 3 (File #14PD037) as well as a portion of the Planned Development Designation approved in 2010 (File #10PD045). The Planned Development Designation is being maintained on the northern portions of Lot 3, and will require a Final Planned Development be approved for the property prior to issuance of a building permit.
•	Revocation of the Final Planned Development includes revocation of any conditional uses approved on the property. In particular, the identified on-sale liquor establishments in the originally approved Planned Development are voided upon revocation.
•	Revocation of the Final Planned Development will require future development of the property to comply with all requirements of the applicable Rapid City Municipal Code,

	Infrastructure Design Criteria Manual, Rapid City Standard Specifications, International Building Code, International Fire Code, and all other municipal, state, or federal requirements.
•	The Future Land Use Map shows this property as appropriate for mixed use commercial development and located along a revitalization corridor.

Staff recommends that the request to revoke the Planned Development on the property be approved.