



Rapid City Planning Commission

Planned Development Project Report

December 8, 2016

Item 3
Applicant Request(s)
Case # 16PD047, an Initial Planned Development Overlay to allow General Commercial and Light Industrial Development

Development Review Team Recommendation(s)
The Development Review Team recommends that the Planning Commission acknowledge the applicant's withdrawal of the Initial Planned Development Overlay to allow General Commercial and Light Industrial development.

Project Summary Brief
Update 12/8/16. All revised/additional text has been included in bold. The applicant has submitted a request to allow General Commercial and Light Industrial development as a part of an Initial Planned Development on approximately 40.1 acres of property. The applicant has submitted an associated Preliminary Subdivision Plan (File #16PL097) to create two commercial and two light industrial lots. The applicant has requested that the proposed Initial Planned Development be continued to the December 8, 2016 Planning Commission meeting. The applicant requests that the Planning Commission acknowledge withdrawal of the requested Initial Planned Development.

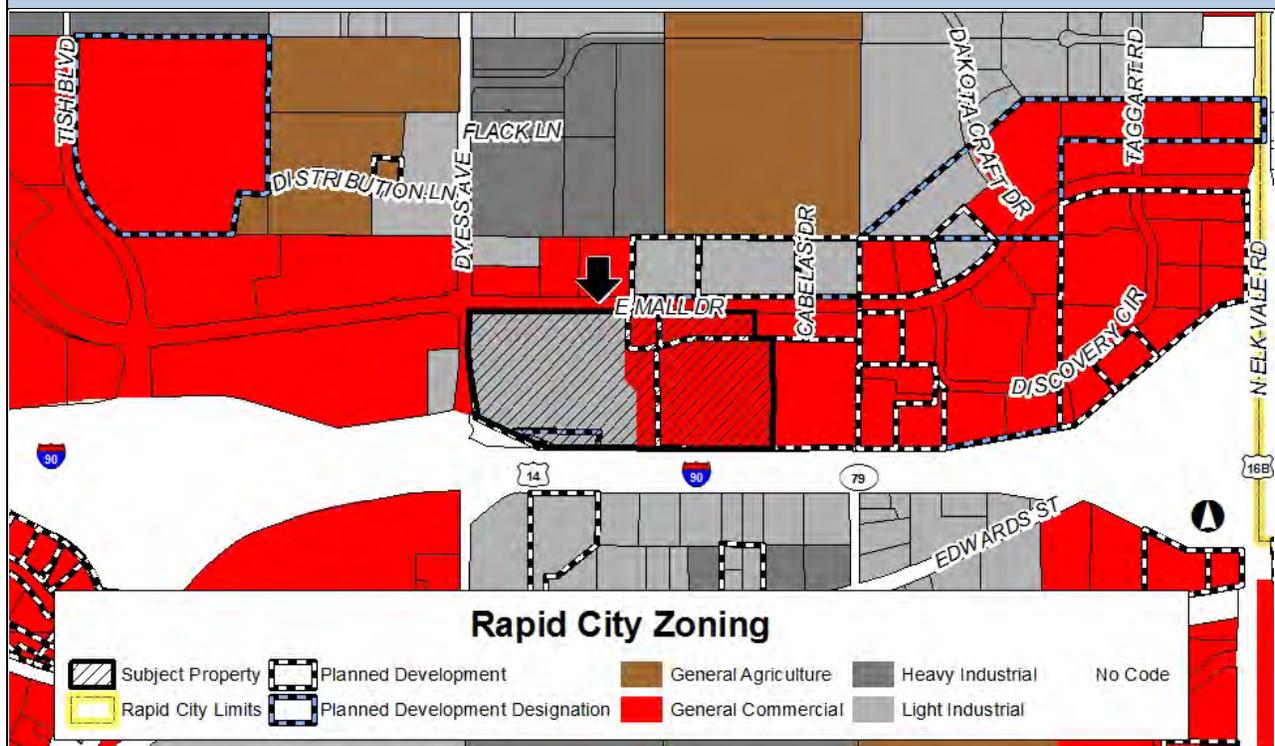
Development Review Team Contacts	
Applicant: Rapid Center, LLC	Planner: Robert Laroco
Property Owner: Rapid Center, LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southeast of the intersection of East Mall Drive and Dyess Avenue
Neighborhood	Northeast Neighborhood
Subdivision	Starlite Subdivision, Section 28, T2N, R8E (proposed East Mall Drive Commercial Park)
Land Area	40.1 acres, approximately 1,746,756 square feet
Existing Buildings	No structural development
Topography	Generally level
Access	East Mall Drive, Dyess Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC/PD, LI/PD, LI/PDD	MUC, LI	No structural development
Adjacent North	GC, LI/PD	MUC	No structural development
Adjacent South	LI, LI/PD	LI	Various Light Industrial development
Adjacent East	GC, DC/PD	MUC	No structural development
Adjacent West	GC, LI	MUC	No structural development

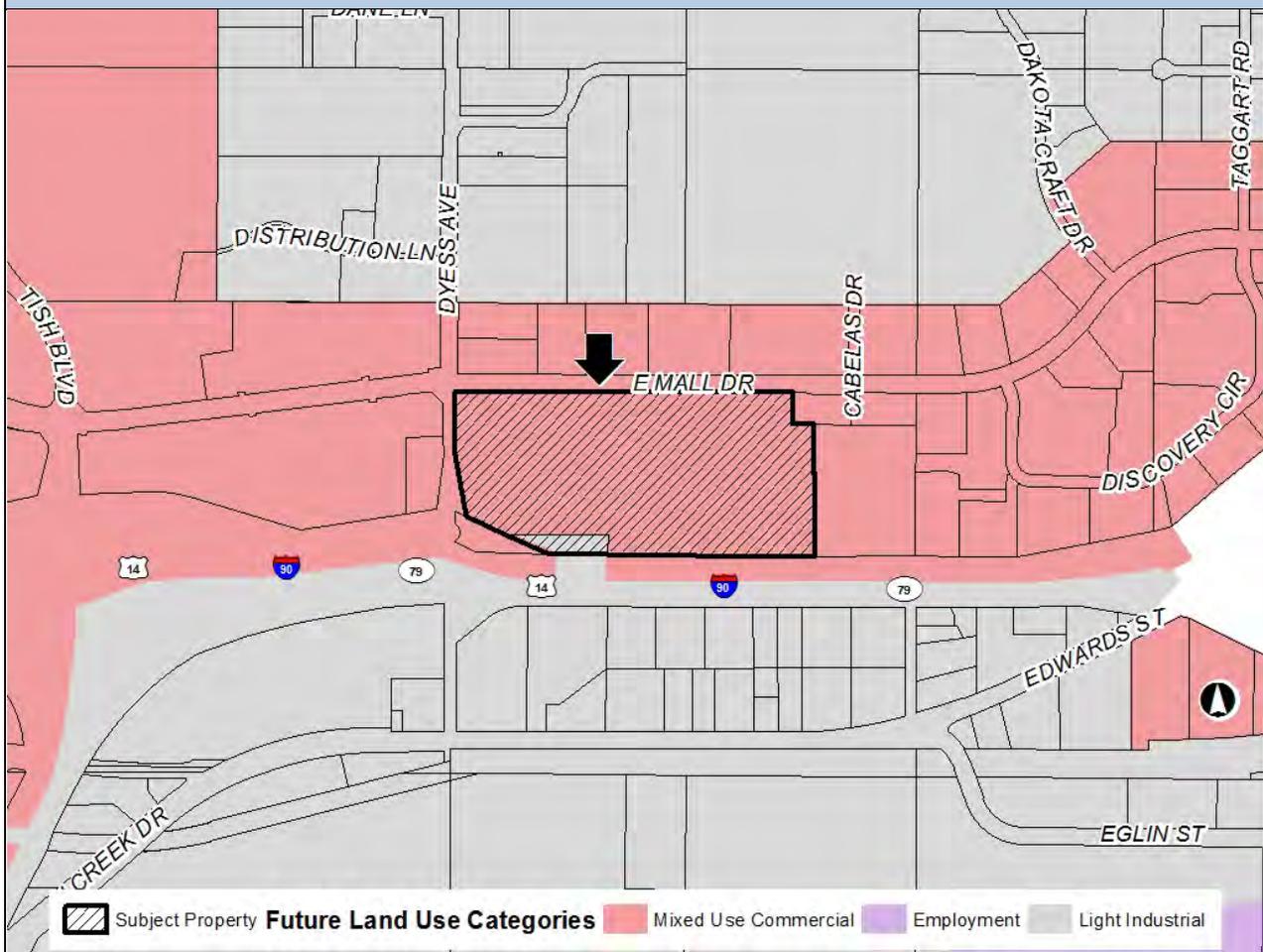
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



The Development Review Team Recommends that the Planning Commission acknowledge the applicant's withdrawal of the Initial Planned Development.

- Staff recommends that the **Planning Commission acknowledge the applicant's withdrawal of the application.**