



Rapid City Planning Commission

Planned Development Project Report

January 26, 2023

Item #4
Applicant Request(s)
Case #22PD059 - Revocation to Planned Development Designation

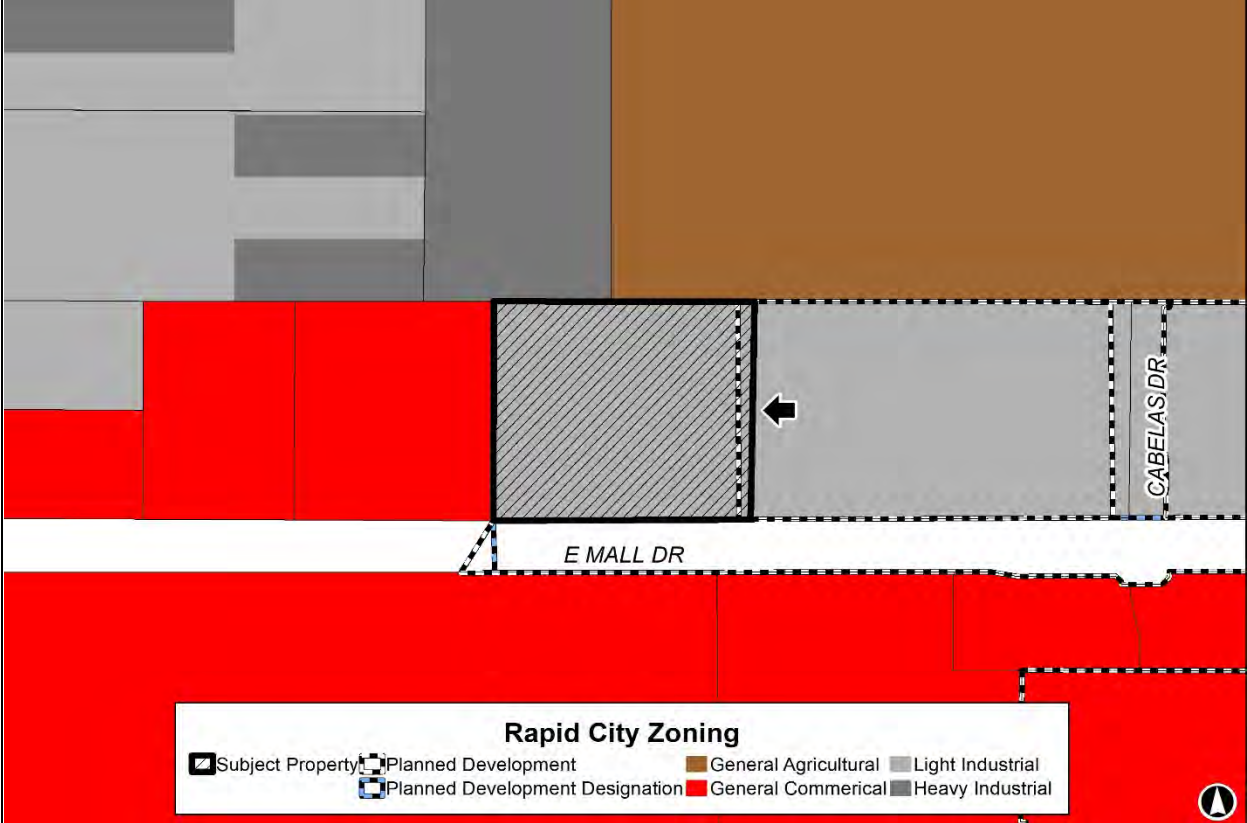
Development Review Team Recommendation(s)
Staff recommends that the Planned Development Designation Revocation be approved.

Project Summary Brief	
<p>The applicant has submitted a Revocation of a Planned Development Designation for 4.24 acres of property that is void of structural development. The Planned Development Designation (07PD006) was for an area originally consisting of about 27.3 acres of un-platted property at the time it was created. Since that time, the property within this PDD has been platted, and most of it has been developed. Lot 3 of Forefather Flats Subdivision was developed with the Cabela's store, Lot 6 of GLM #2 Subdivision was developed with an auto body specialties business, and Lot 5 of GLM #2 Subdivision was developed with an electrical supply business. Lot 4 of GLM #2 Subdivision, the subject property, has yet to develop; however, all infrastructure is now in place. The applicant's intent is to dissolve the Planned Development Designation and develop the property in compliance with the underlying Zoning which is Light Industrial District. The applicant operates the adjacent business to the west, Black Hills Truck and Trailer. In their letter of intent, the applicant states they will use the subject property to expand the operations of their existing business. This revocation will only apply to Lot 4 of GLM #2 Subdivision, and will not revoke the other Planned Development Overlays associated with the businesses mentioned previously.</p>	
Applicant Information	Development Review Team Contacts
Applicant: William Rush	Planner: Alex Osborne
Property Owner: Jeremy D. Jackson and Robert Jackson	Engineer: Emily Fisher
Architect: N/A	Fire District: Chip Premus
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Emily Fisher
Other: N/A	DOT: Mike Carlson

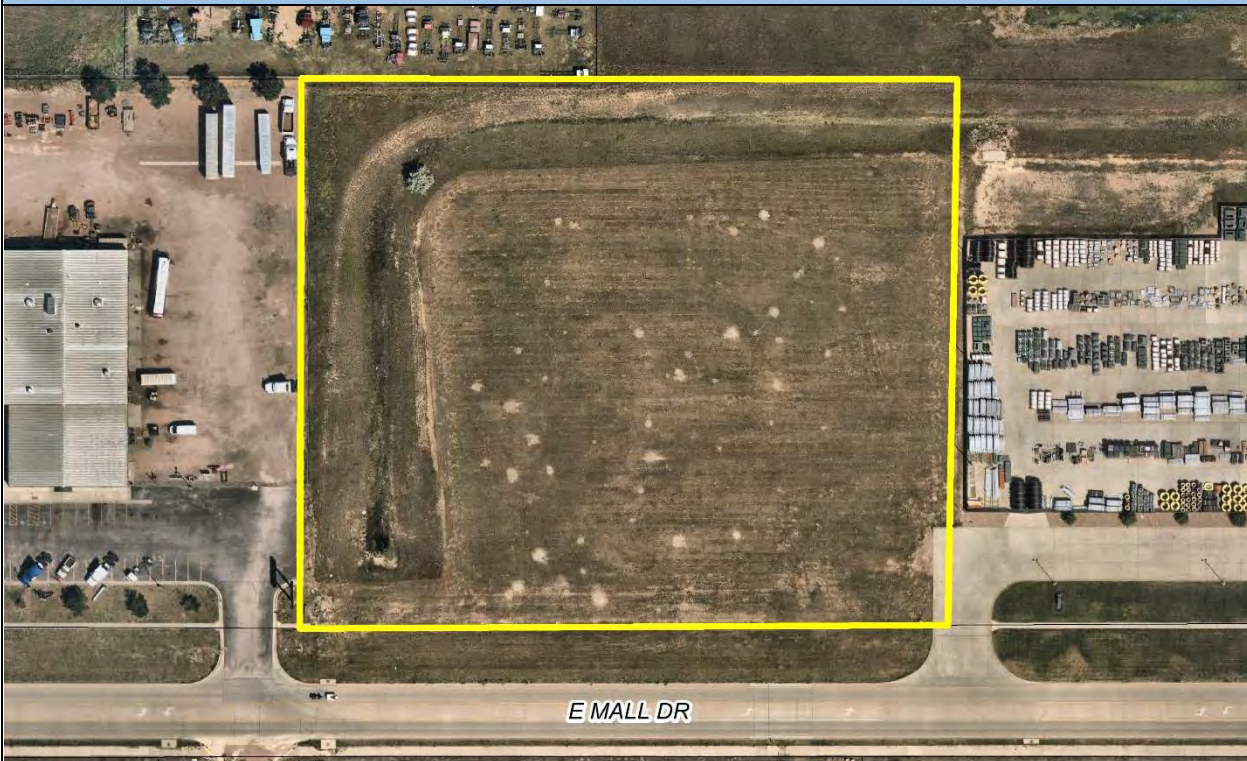
Subject Property Information	
Address/Location	2940 E. Mall Drive
Neighborhood	Northeast
Subdivision	GLM Subdivision No. #2
Land Area	4.24 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	E. Mall Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Energy
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI-PD	GC	Void of structures
Adjacent North	HI + GAD	LI	Void of structures and Junk Yard
Adjacent South	GC	GC	Void of structures
	LI	GC	Electrical Supply Company
Adjacent West	GC	GC	Black Hills Truck and Trailer

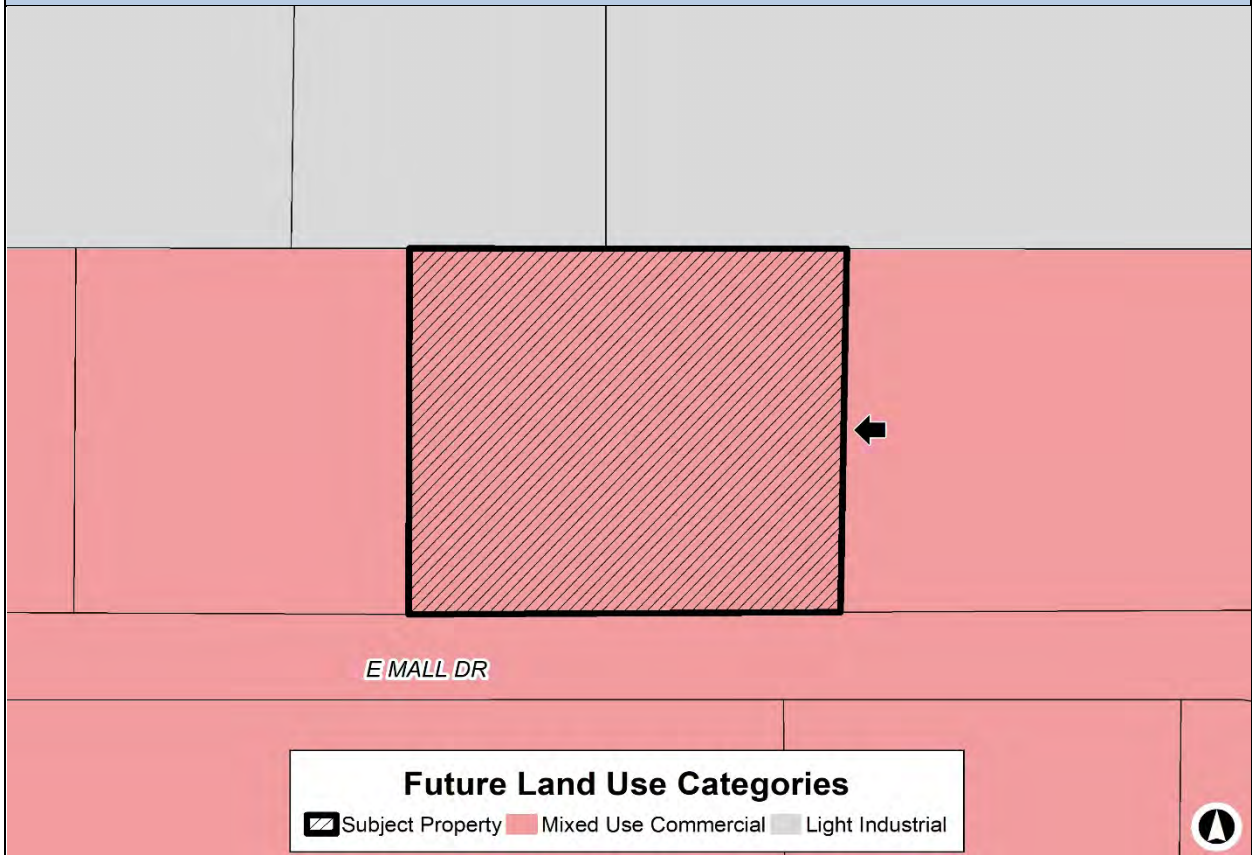
Zoning Map



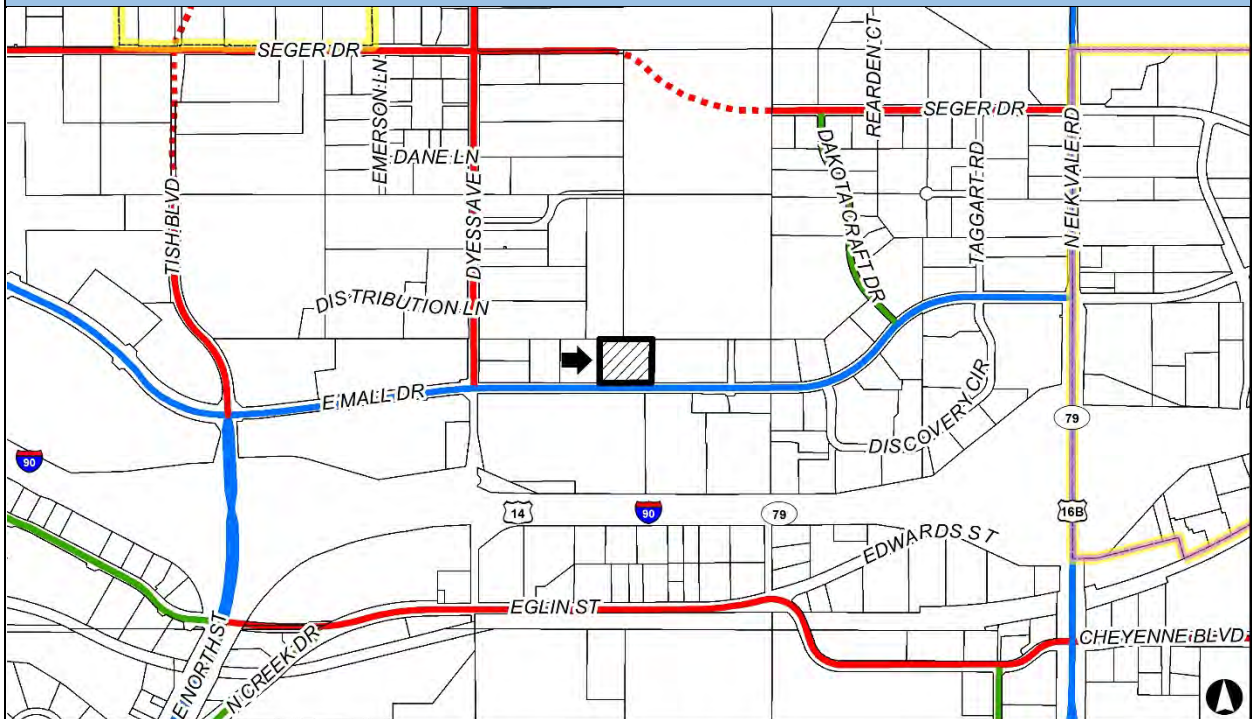
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Principal arterial
- Box Elder Limits
- Minor arterial
- Proposed minor arterial

Relevant Case History			
Case/File#	Date	Request	Action
07PD006	02/19/07	Planned Development Designation	Approved with stipulations
Relevant Zoning District Regulations			
Medium Density Residential District		Required	Proposed
Lot Area		N/A	4.24 acres
Lot Frontage		N/A	N/A
Maximum Building Heights		4 stories or 45 feet	N/A
Maximum Density		75%	N/A
Minimum Building Setback:			
• Front		25 feet	N/A
• Rear		25 feet	N/A
• Side		0 feet	N/A
• Street Side		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		As per RCMC 17.50.300	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		As per RCMC 17.50.080	N/A
Fencing		As per RCMC 17.50.340	N/A
Planning Commission Criteria and Findings for Approval or Denial			
Staff has reviewed the request to revoke the existing Planned Development Designation on the property and has noted the following considerations:			
•	The PDD was created in 2007 and placed on property that was un-platted, undeveloped, and lacked infrastructure extensions;		
•	The property remains undeveloped, but is now platted with municipal infrastructure in place;		
•	This revocation will only apply to Lot 4 of GLM #2 Subdivision, and will not revoke the other Planned Development Overlays associated with the businesses mentioned previously; and,		
•	If the PDD is dissolved, the applicant intends to expand the operations of their current business located west of the subject property. Future development on the subject property will comply with the provisions of the underlying Zoning District, Light Industrial District.		
Staff recommends approval of the Planned Development Overlay Revocation.			