



# Rapid City Planning Commission

## Planned Development Project Report

February 9, 2023

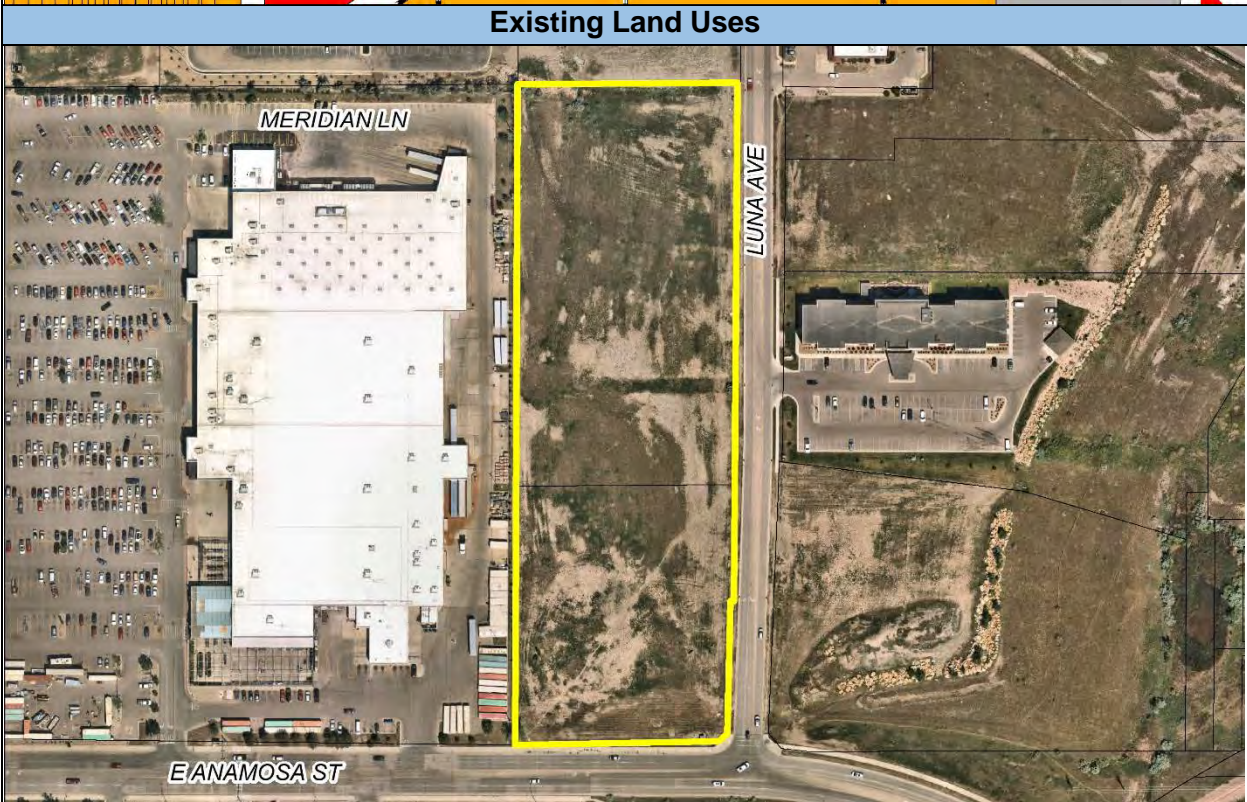
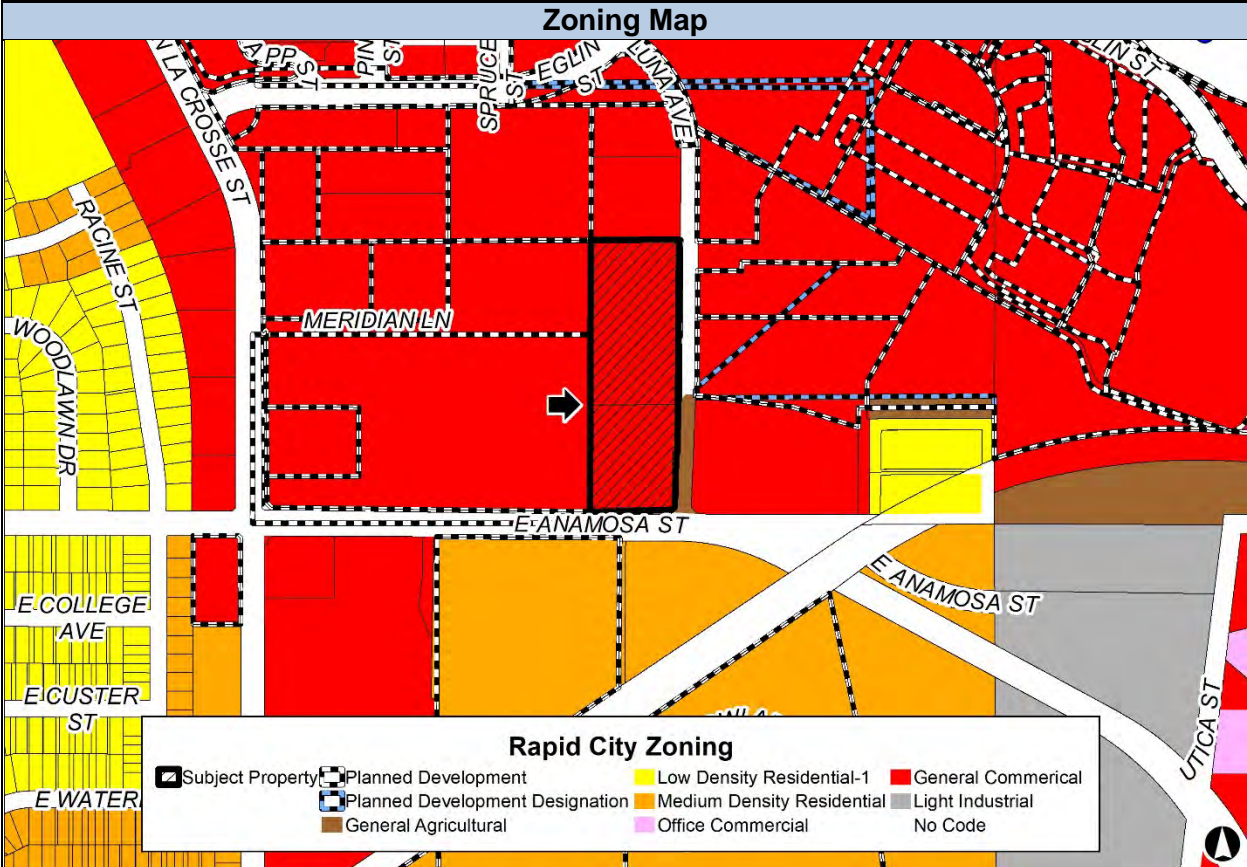
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| <b>Item #3</b>  |
| <b>Applicant Request(s)</b>                                   |
| Case #23PD002 - Revocation to Planned Development Designation |

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| <b>Development Review Team Recommendation(s)</b>                                  |
| Staff recommends that the Planned Development Designation Revocation be approved. |

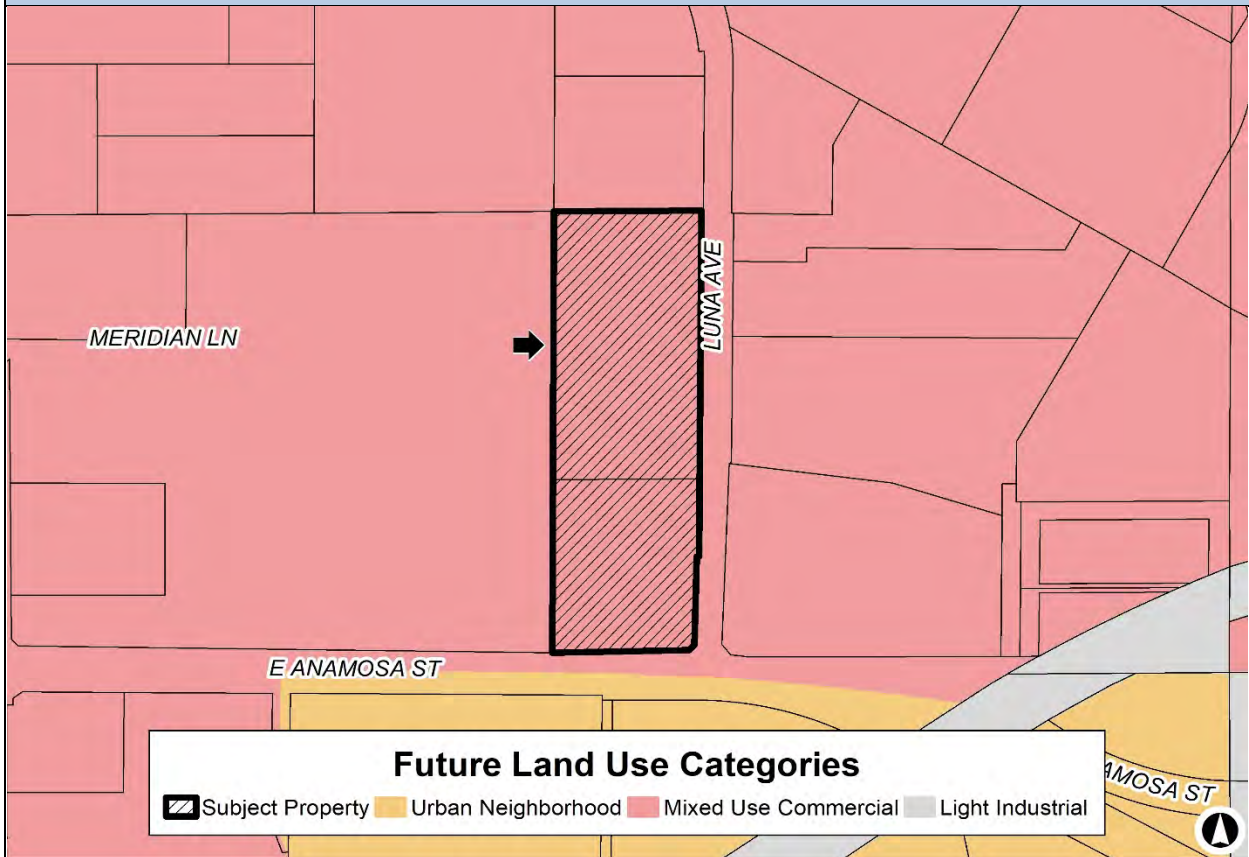
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| <b>Project Summary Brief</b>   |   |
| <p>The applicant has submitted a Revocation of a Planned Development Designation for Lot 3 and Lot 4 of Tract B of Rushmore Center Subdivision. Lot 3 consist of 4.23 acres and Lot 2 consist of 2.53 acres. Both lots are currently void of structural development. The previously approved Planned Development Designation (08PD049) was for an area originally consisting of about 15.8 acres of un-platted property at the time it was created. Since that time, the subject property within this Planned Development Designation has been left undeveloped. The applicant's intent is to dissolve the Planned Development Designation and develop the property in compliance with the underlying Zoning which is General Commercial District.</p> |   |
| <b>Applicant Information</b>   | <b>Development Review Team Contacts</b> |
| Applicant: KTM Design Solutions, Inc.  | Planner: Alex Osborne                   |
| Property Owner: Crossing Land Company LLC  | 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                       |

|                                     |                                |
|-------------------------------------|--------------------------------|
| <b>Subject Property Information</b> |                                |
| Address/Location                    | 1225 & 1411 Luna Ave.          |
| Neighborhood                        | North Rapid Neighborhood       |
| Subdivision                         | Rushmore Center                |
| Land Area                           | 6.76 acres                     |
| Existing Buildings                  | Void of structural development |
| Topography                          | Relatively flat                |
| Access                              | Luna Ave.                      |
| Water Provider                      | Rapid City                     |
| Sewer Provider                      | Rapid City                     |
| Electric/Gas Provider               | Black Hills Energy             |
| Floodplain                          | N/A                            |
| Other                               | N/A                            |

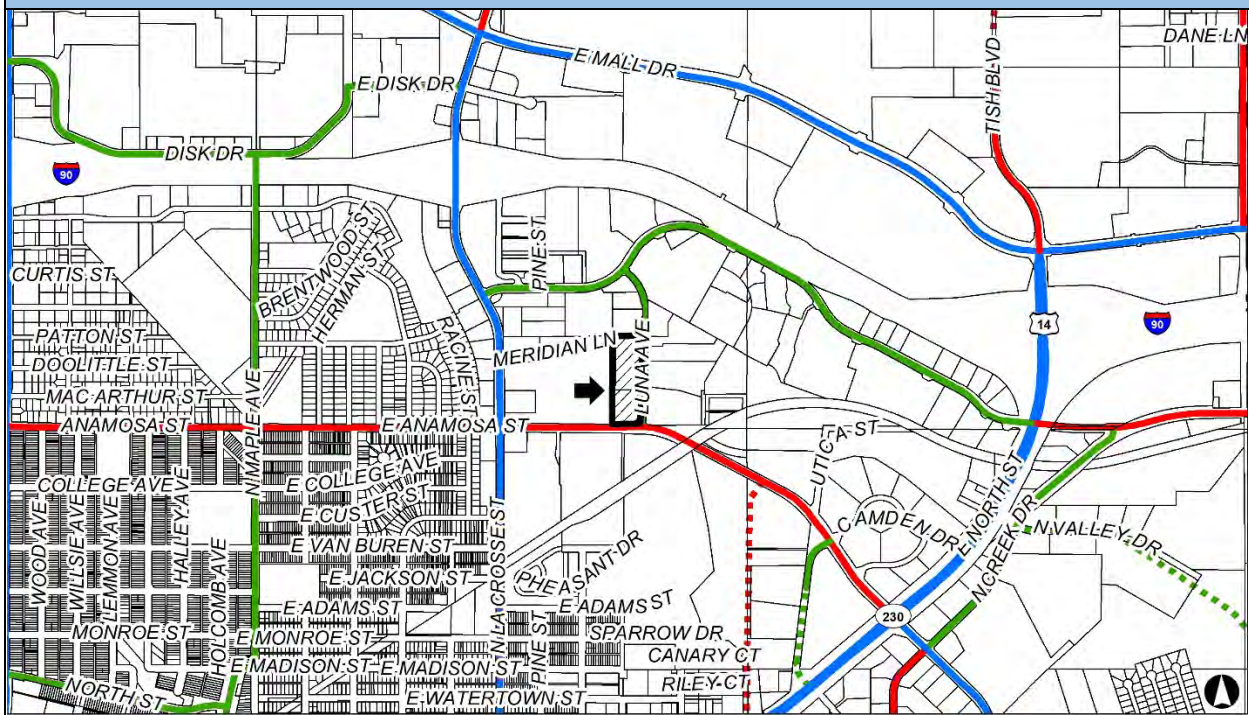
| Subject Property and Adjacent Property Designations |                 |                    |                      |
|---|-----------------|--------------------|----------------------|
|   | Existing Zoning | Comprehensive Plan | Existing Land Use(s) |
| Subject Property                                    | GC              | MUC                | Void of structures   |
| Adjacent North                                      | GC              | MUC                | Void of structures   |
| Adjacent South                                      | MDR             | UN                 | Void of structures   |
| Adjacent East                                       | GC              | GC                 | Extended Stay Hotel  |
| Adjacent West                                       | GC              | MUC                | Walmart              |



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



| <b>Relevant Case History</b>   |  |                                 |  |
|--|--|---------------------------------|--|
| <b>Case/File#</b>  | <b>Date</b>  | <b>Request</b>                  | <b>Action</b>  |
| 08PD049  | 09/18/2008   | Planned Development Designation | Approved with stipulations                                 |
| <b>Relevant Zoning District Regulations</b>  |  |                                 |  |
| General Commercial District – Planned Development Overlay  |  | Required                        | Proposed   |
| Lot Area   |  | N/A                             | 6.76 acres   |
| Lot Width  |  | N/A                             | Varies from 282 feet to the south to 312 feet to the north |
| Maximum Building Heights   |  | 4 stories or 45 feet            | No new development proposed                                |
| Maximum Density  |  | 75%                             | 0%   |
| Minimum Building Setback:  |  |                                 |  |
| Front  |  | 25 feet                         | None proposed  |
| Rear   |  | 25 feet                         | None proposed  |
| Side   |  | 0 feet                          | None proposed  |
| Street Side  |  | 0 feet                          | None proposed  |
| Minimum Landscape Requirements:  |  |                                 |  |
| # of landscape points  |  | N/A                             | None proposed  |
| # of landscape islands   |  | N/A                             | None proposed  |
| Minimum Parking Requirements:  |  |                                 |  |
| # of parking spaces  |  | N/A                             | None proposed  |
| # of ADA spaces  |  | N/A                             | None proposed  |
| Signage  |  | Pursuant RCMC 17.50.100         | None proposed  |
| Fencing  |  | As per RCMC Chapter 17.50.150   | None proposed  |
| <b>Planning Commission Criteria and Findings for Approval or Denial</b>  |  |                                 |  |
| <b>Staff has reviewed the request to revoke the existing Planned Development Designation on the property and has noted the following considerations:</b> |  |                                 |  |
| •  | The Planned Development Designation was created in 2008 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; and,  |                                 |  |
| •  | This revocation will apply to Lot 3 and Lot 4 of Tract B of Rushmore Center Subdivision.   |                                 |  |
| Staff recommends approval of the Planned Development Overlay Revocation.   |  |                                 |  |