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

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

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

### Zoning Map

### Rapid City Zoning

- Subject Property
- Planned Development
- Rapid City Limits
- Planned Development Designation
- General Agriculture
- Heavy Industrial
- No Code
- General Commercial
- Light Industrial

### Existing Land Uses
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.