



# Rapid City Planning Commission

## Planned Development Project Report

July 6, 2017

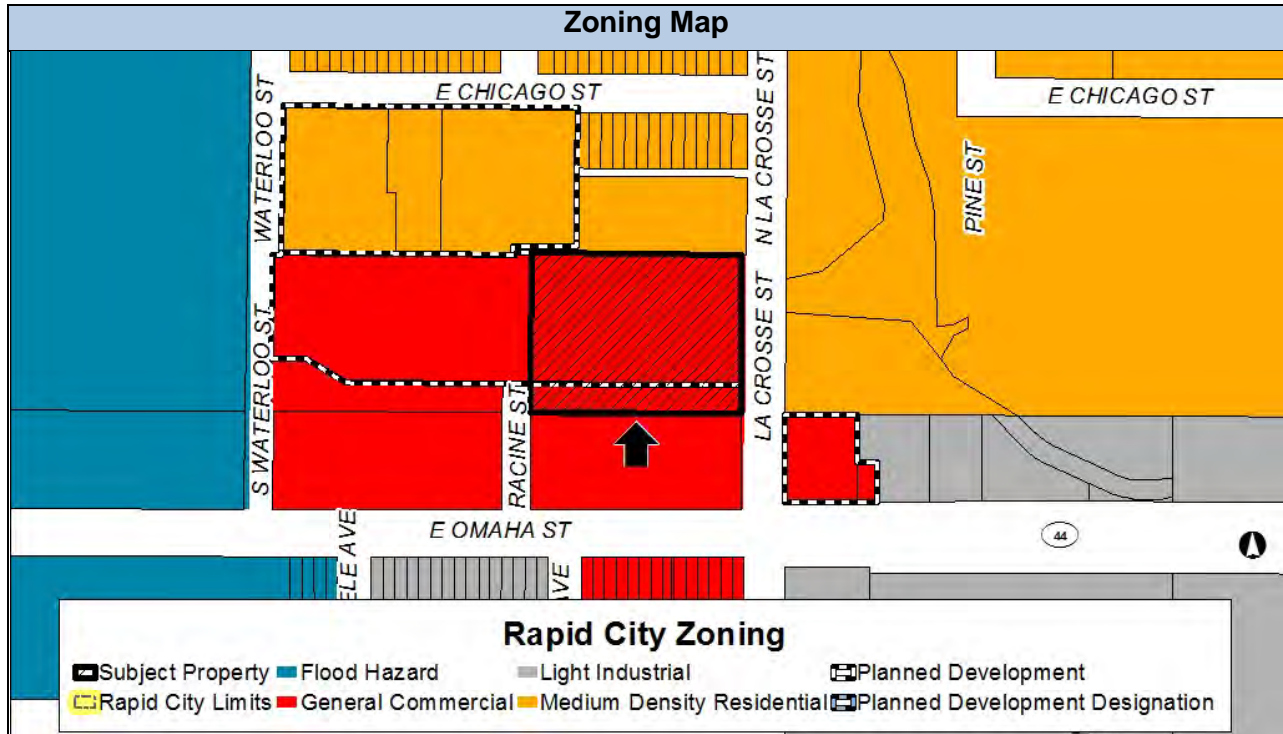
<b>Item #6</b>
<b>Applicant Request(s)</b>
Case # 17PD032; Revocation of Planned Development
Companion Case(s) #: 17RZ022, Rezoning from General Commercial District to Office Commercial District; 17PL067, Preliminary Subdivision Plan to create three lots

<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the request to revoke the Planned Development on the property be approved in conjunction with the associated Rezoning.

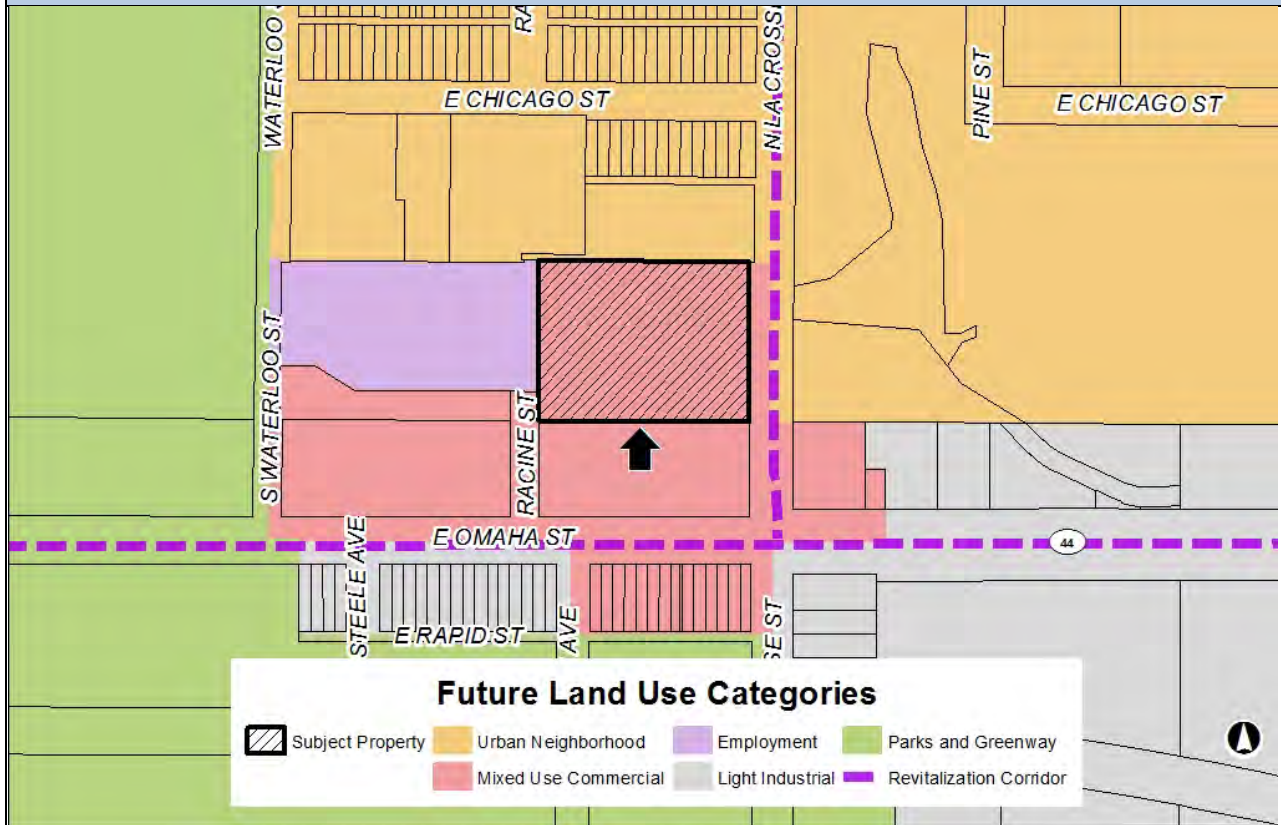
<b>Project Summary Brief</b>	
On June 21, 2010, a Rezoning request from Medium Density Residential District to General Commercial District was approved by the City Council in conjunction with a Planned Development Designation. On January 8, 2015, the Planning Commission approved a Final Planned Development to allow a commercial development with multiple on-sale liquor establishments (File #14PD037). The anticipated development has not taken place. On September 9, 2015, a Planned Development Revocation (File #15PD037) was approved for the property to the south. The applicant has also submitted a Rezoning (File #17RZ022) request from General Commercial District to Office Commercial District. The proposed Rezoning will establish a buffer between commercial uses to the south and the established residential district to the north.	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Mollers Limited Partnership	Planner: Fletcher Lacock
Property Owner: Mollers Limited Partnership	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Northwest of the intersection of East Omaha Street and La Crosse Street
Neighborhood	North Rapid Neighborhood
Subdivision	Eastbrooke Subdivision
Land Area	2.867 acres (approximately 124,886 square feet)
Existing Buildings	Void of structural development
Topography	Level
Access	Racine Street, La Crosse Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	500 Year Federally Designated Floodplain
Other	N/A

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	MDR and MDR/PD	UN, Revitalization corridor	Apartments
Adjacent South	GC	MUC, Revitalization corridor	No structural development
Adjacent East	MDR	UN - Revitalization Corridor	Multifamily housing
Adjacent West	GC/PD	EC	Wellsprings



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



### Major Street Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
15PD037	09/10/2015	Planned Development Revocation	Approved
14PD037	01/08/2015	Final Planned Development to allow a commercial development with on-sale liquor establishments	Approved with stipulations
10PD045	09/29/2010	Planned Development Designation	Approved
10RZ034	06/21/2010	Rezoning from Medium Density Residential District to General Commercial District	City Council approved
<b>Relevant Zoning District Regulations</b>			
<b>Office Commercial District</b>	<b>Required</b>	<b>Proposed</b>	
Lot Area	N/A	2.687 acres	
Lot Frontage	N/A	N/A	
Maximum Building Heights	3 stories or 35 feet	N/A	
Maximum Density	35%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	25 feet	N/A	
• Street Side	25 feet	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	As per RCMC 17.50.080	N/A	
Fencing	As per RCMC 17.50.340	N/A	

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>Staff has reviewed the request to revoke the existing Planned Development on the property and has noted the following considerations:</b>	
•	The applicant has also submitted a Rezoning request (File #17RZ022) from General Commercial District to Office Commercial District for the subject property. The proposed Rezoning will establish a buffer between residential and higher density commercial to the south. The Office Commercial District will allow higher density residential uses and professional / medical office buildings as permitted uses.
•	The applicant has also submitted a Preliminary Subdivision Plan (File #17PL067) to create three lots. The Final Planned Development and the Planned Development Designation served to allow the Planning Commission and the public to review any proposed development in the General Commercial District as it abutted a residential district. The proposed Rezoning and Preliminary Subdivision Plan will establish a buffer of office commercial uses between the commercial district along East Omaha Street and the residential neighborhood to the north.
•	The revocation consists of the entire Final Planned Development located on Lot 3 (File #14PD037) as well as the remaining portion of the Planned Development Designation approved in 2010 (File #10PD045). The proposed Rezoning to Office Commercial District creates the buffer between the residential district to the north and the higher intensity commercial uses to the south. As such, staff recommends that the Planned

	Development Revocation be approved in conjunction with the associated Rezoning.
•	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. Please note that this use was never initiated.
•	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.
•	The North Rapid neighborhood area promotes mixed-use development as well as establishing buffers and transitions between residential and commercial uses

**Staff recommends that the request to revoke the Planned Development on the property be approved in conjunction with the associated Rezoning.**