



# Rapid City Planning Commission

## Planned Development Project Report

January 25, 2018

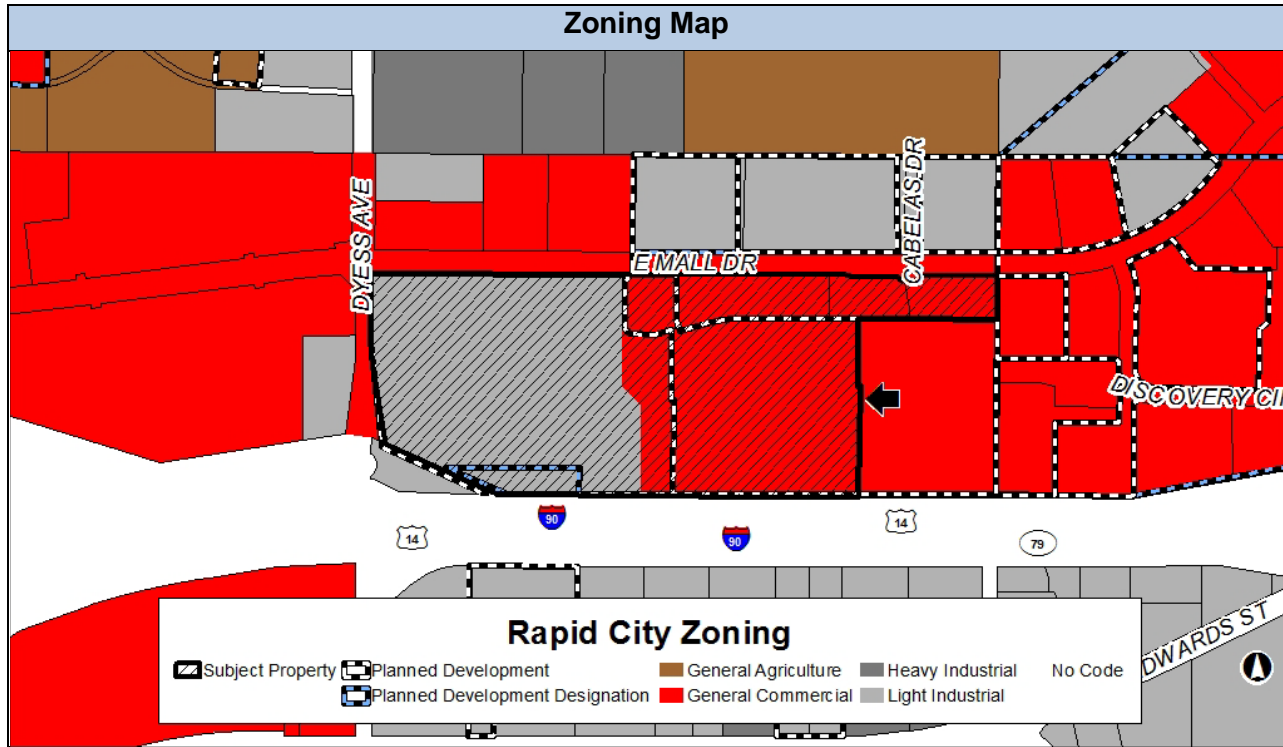
<b>Item #3</b>
<b>Applicant Request(s)</b>
Case #17PD056; Revocation of Planned Development
Companion Case(s) #17RZ037, Rezoning from Light Industrial District to General Commercial District

<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.

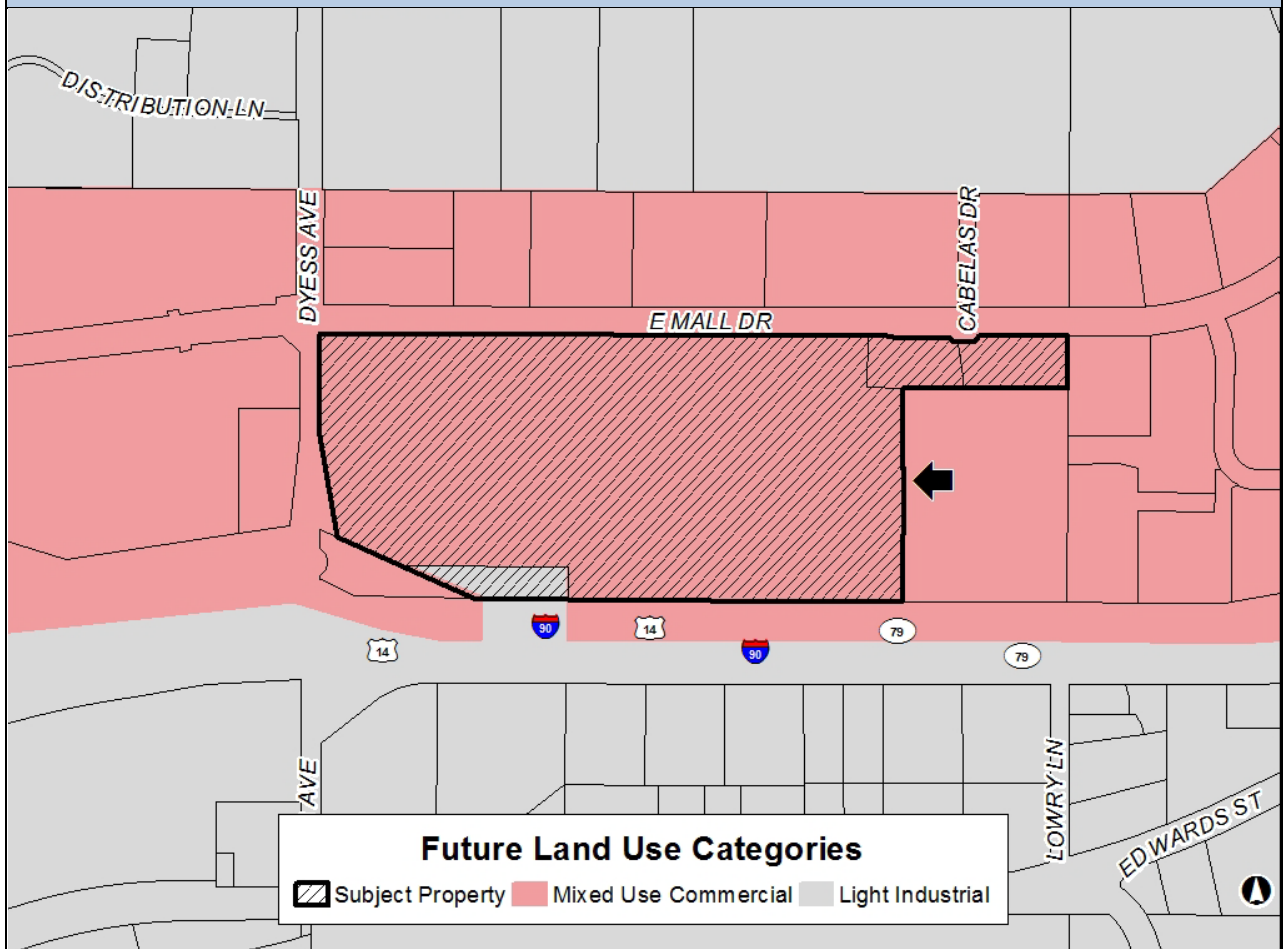
<b>Project Summary Brief</b>
<b>(Update January 23, 2018. All revised and/or added text is shown in bold.) The graphics have been updated to include the eastern most lot, Lot 2 less Lot H-13 of Forefather Flats Subdivision. The update does not affect the associated Rezoning request.</b> The applicant has submitted a Planned Development Revocation application in conjunction with a proposed Rezoning application (File #17RZ037) from Light Industrial District to General Commercial District. The adopted Comprehensive Plan identifies the land north of U.S. Interstate 90 as appropriate for Mixed-Use Commercial development. Future development of the property must 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
<b>Applicant Information</b>
Applicant: Margaret Grosse Hyatt
Property Owner: Rapid Center, LLC
Architect: N/A
Engineer: N/A
Surveyor: N/A
Other: N/A
<b>Development Review Team Contacts</b>
Planner: Fletcher Lacock
Engineer: Dan Kools
Fire District: Tim Behlings
School District: N/A
Water/Sewer: Dan Kools
DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Southeast of the intersection of East Mall Drive and Dyess Avenue
Neighborhood	Northeast Neighborhood Area
Subdivision	Forefathers Flats Subdivision / Starlite Subdivision / Section 28, T2N, R8E
Land Area	41.41 acres
Existing Buildings	Void of structural development
Topography	Relatively level
Access	East Mall Drive and Dyess Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A
Other	N/A

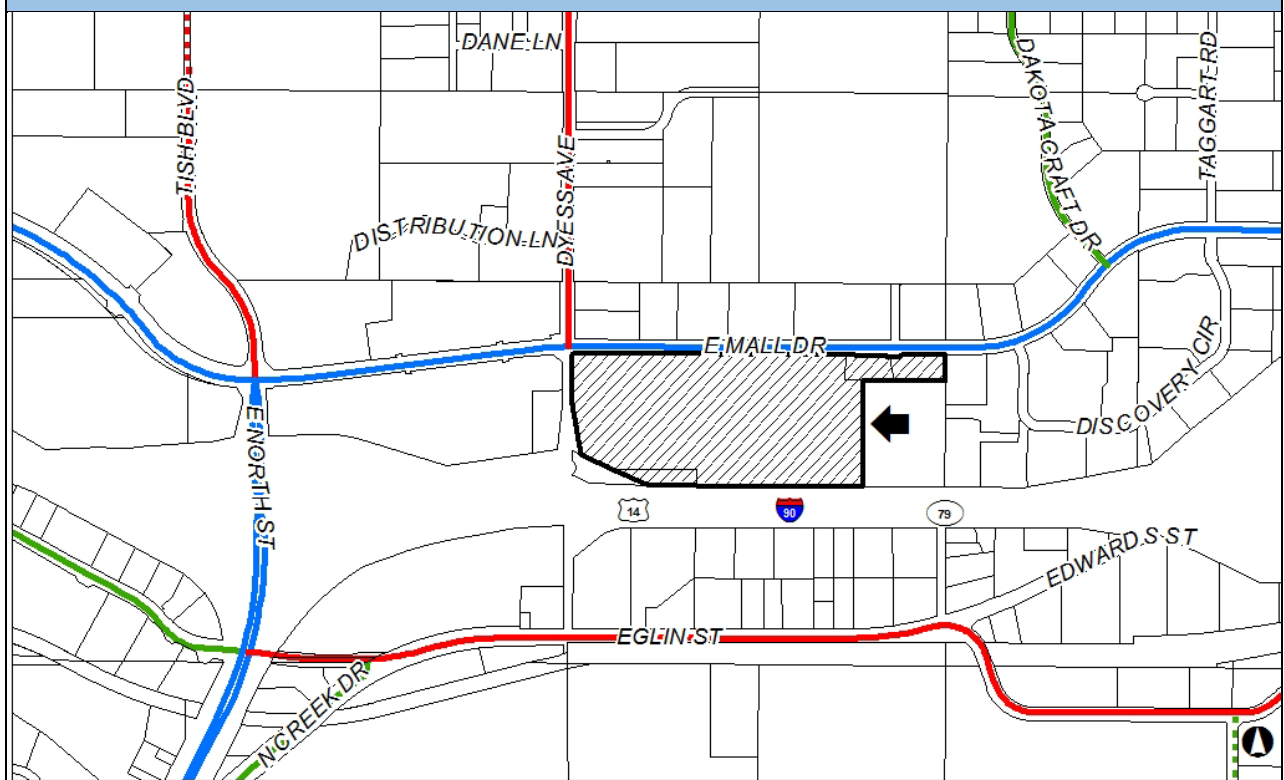
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI-PD and GC-PD	MUC and LI	No structural development
Adjacent North	GC and LI-PD	MUC	Truck and trailer sales
Adjacent South	LI and LI-PD	LI	U.S. Interstate 90
Adjacent East	GC-PD	MUC	Cabela's
Adjacent West	GC and LI	MUC	Goodyear



### 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>
10RZ057	12/20/2010	Rezoning from General Commercial District to Light Industrial District	Approved
08PD020	09/10/2015	Final Planned Development – Sam’s Club	Approved – not constructed
07PD046	07/26/2007	Initial Planned Development to allow a commercial development	Approved
07RZ010	04/02/2007	Rezoning from General Agricultural District to general Commercial District	Approved
07PD006	02/16/2007	Planned Development Designation	Staff approved
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	41.41 acres
Lot Frontage		N/A	<b>Approximately 4,800 feet</b>
Maximum Building Heights		4 stories or 45 feet	N/A
Maximum Density		75%	N/A
Minimum Building Setback:			
• Front		25 feet	N/A
• Rear		0 feet	N/A
• Side		0 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 #17RZ037) from Light Industrial District to General Commercial District for the subject property. The proposed Rezoning is in compliance with the adopted Comprehensive Plan which identifies the land north of U.S. Interstate 90 as appropriate for Mixed-Use Commercial development. East Mall Drive is a developing commercial corridor in the City.
•	Revocation of the Final Planned Development includes revocation of any conditional uses approved on the property.
•	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 adopted Comprehensive Plan shows this property as appropriate for Mixed-Use Commercial development. The General Commercial District is appropriate in this area. The Planned Development Overlays were in place to mitigate the impact of industrial development in a commercial area. For these reasons, staff supports the requested Rezoning to General Commercial District and the associated revocation of the Planned Development.

- The Northeast Neighborhood Area promotes mixed-use development.

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