



# Rapid City Planning Commission

## Planned Development Revocation Project Report

March 22, 2018

<b>Item #6</b>
<b>Applicant Request(s)</b>
Case # 18PD005 - Revocation of an existing Planned Development Designation
Companion Case(s) # 10PD045 – Planned Development Designation

<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the request to revoke a portion of the existing Planned Development Designation on the property be approved.

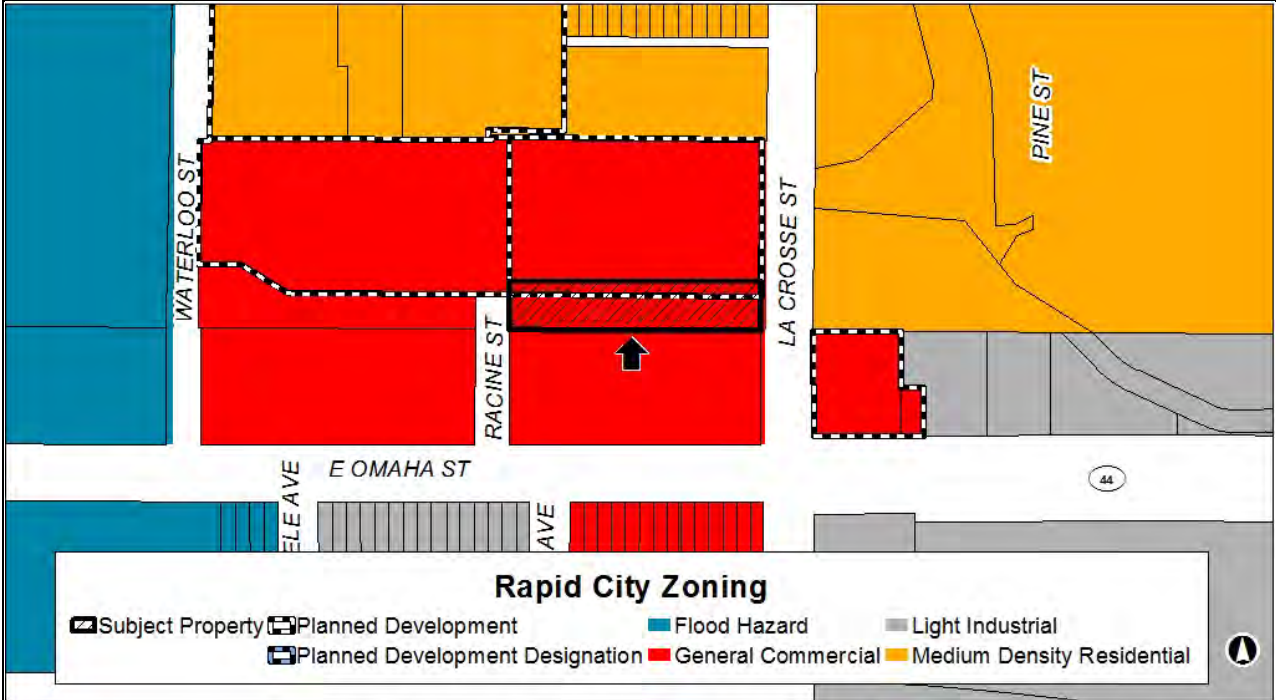
<b>Project Summary Brief</b>
<p>The applicant has submitted a request to revoke a portion of a Planned Development Designation located on Lot 3 of Eastbrooke Subdivision. The area of the proposed revocation consists of 0.85 acres. The Planned Development Designation (File #10PD045) was approved for Lot 3 in 2010 in conjunction with a Rezoning request to change the zoning designation of the property from Medium Density Residential District to General Commercial District. On January 8, 2015, the Planning Commission approved a Final Planned Development (File #14PD037) for Lot 3 to allow a commercial development with on-sale liquor establishments. The anticipated development did not take place and the property owner decided that the Planned Development was no longer appropriate as the proposed uses and layout had changed. Subsequently, the applicant submitted an application to revoke the Final Planned Development for Lot 3 and to revoke the Planned Development Designation on the southern half of Lot 3 (File #15PD037). Planning Commission approved the revocation request on September 10, 2015. The property owner has once again identified that the proposed development of the property has changed. Subsequently, this revocation request has been submitted to vacate a 0.85 acre portion of the lot located directly north of the previously revoked Planned Development Designation. The northern portion of Lot 3 will remain within a Planned Development Designation serving as a tool to ensure that any future commercial development will be designed to minimize the impact on the residential development located directly north of the property.</p>

<b>Development Review Team Contacts</b>	
Applicant: KTM Design Solutions, Inc.	Planner: Javin Weaver
Property Owner: Moller’s Limited Partnership	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

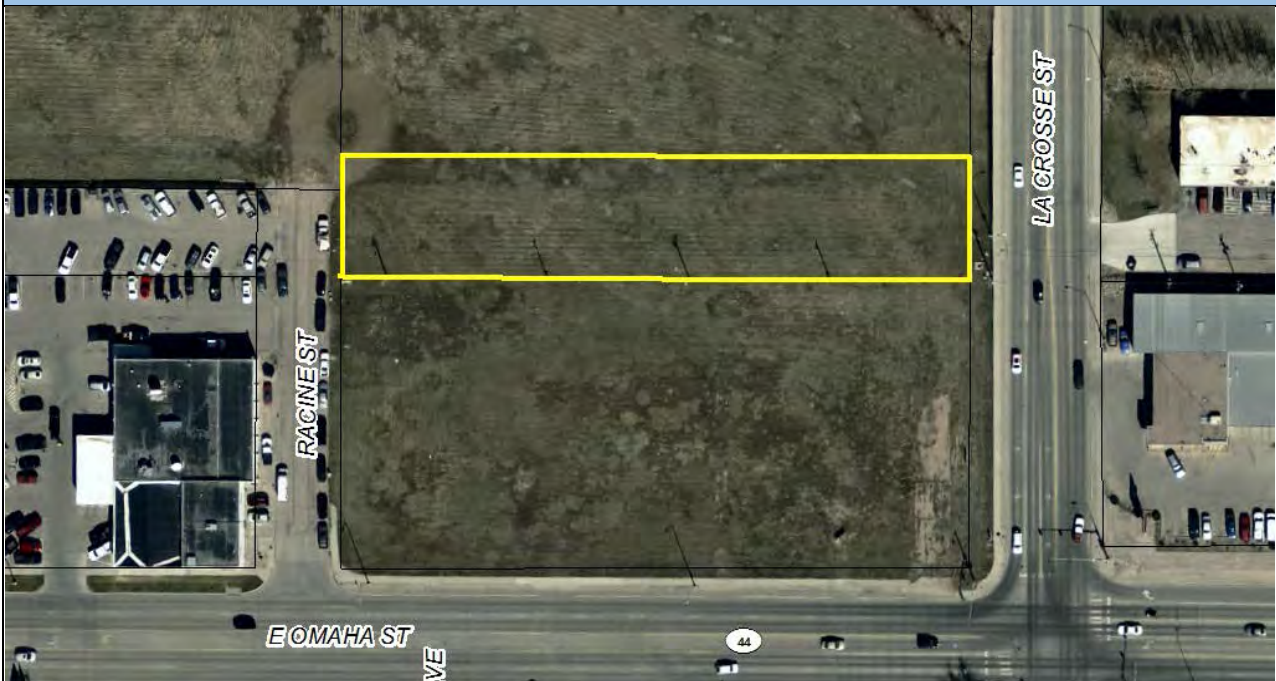
<b>Subject Property Information</b>	
Address/Location	Northwest of the intersection of Omaha Street and Lacrosse Street
Neighborhood	North Rapid Neighborhood
Subdivision	Eastbrooke Subdivision
Land Area	.84 acres (approximately 37,026 square feet)
Existing Buildings	None
Topography	Rises in elevation south to north
Access	Omaha Street and Lacrosse Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / Montana Dakota Utilities
Floodplain	Federally Designated 500 Year Floodplain
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC and Revitalization Corridor	Vacant lot
Adjacent North	MDR	UN and Revitalization Corridor	Apartments
Adjacent South	GC and LI	MUC, LI and Revitalization Corridor	Collision Center, Black Hills Truck Shop and East Omaha Lodge
Adjacent East	GC and MDR	MUC, UN and Revitalization Corridor	Hills Tire & Supply and a vacant lot
Adjacent West	FH	MUC, EC and Entrance Corridor	A vacant auto dealership and a vacant lot

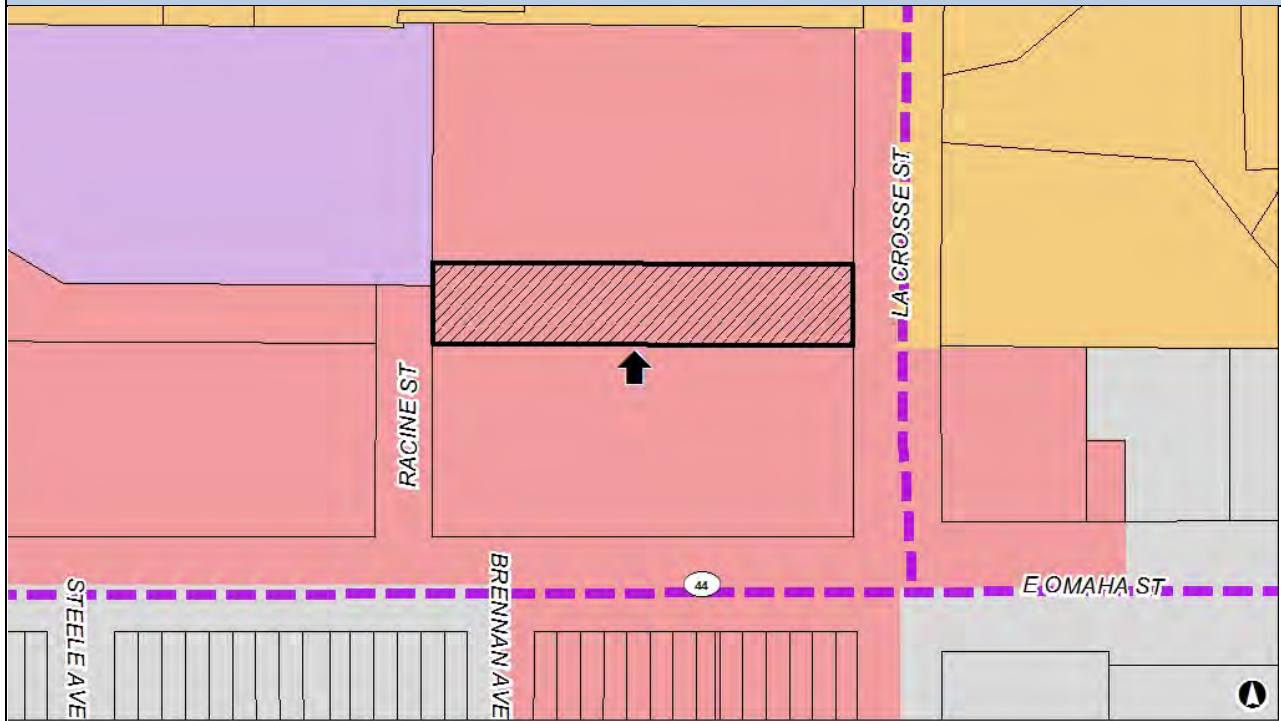
**Zoning Map**



**Existing Land Uses**



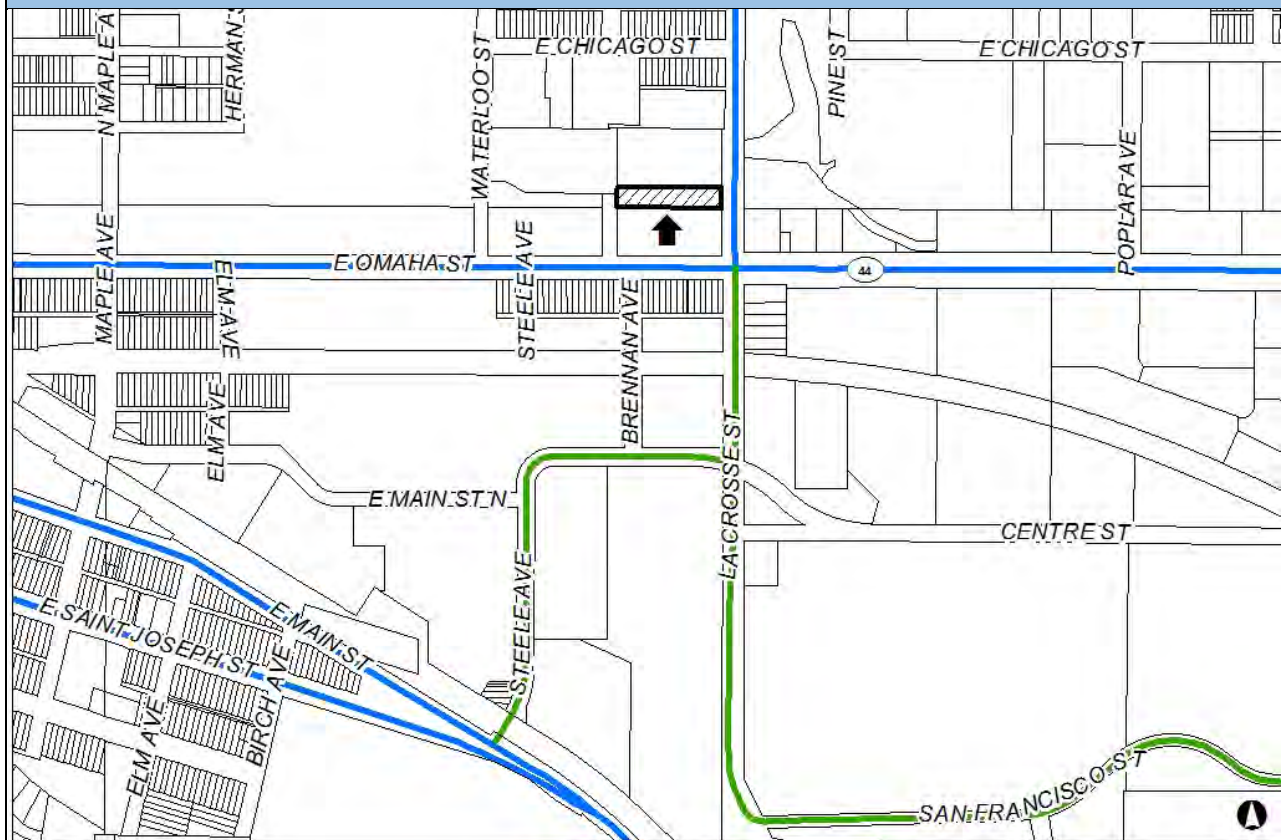
### Comprehensive Plan Future Land Use



### Future Land Use Categories

- Subject Property
- Urban Neighborhood
- Employment
- Revitalization Corridor
- Mixed Use Commercial
- Light Industrial

### Parks or Transportation Plan



### Major Street Plan

- Subject Property
- Collector
- Principal arterial



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
10PD045	09/29/10	Planned Development Designation	Approved
14PD037	01/08/15	Final Planned Development to allow commercial development with on-sale liquor establishments	Approved with stipulations
15PD037	09/15/15	Revocation of an existing Final Planned Development	Approved
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>	<b>Required</b>	<b>Proposed/Existing</b>	
Lot Area	N/A	N/A	
Lot Frontage	N/A	N/A	
Maximum Building Heights	N/A	N/A	
Maximum Density	N/A	N/A	
Minimum Building Setback:			
• Front	N/A	N/A	
• Rear	N/A	N/A	
• Side	N/A	N/A	
• Street Side	N/A	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	N/A	N/A	
Fencing	N/A	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 northern portion of Lot 3 will remain within a Planned Development Designation serving as a tool to ensure that any future commercial development will be designed to minimize the impact on the residential development located directly north of the property.
•	Future development within the area of the proposed revocation must be designed in compliance with the General Commercial District, including the landscaping, parking, and signage requirements pursuant to Chapter 17.50 of the Rapid City Municipal Code. In addition, the development must be designed in compliance with the Infrastructure Design Criteria Manual, Rapid City Standard Specifications, International Building Code, International Fire Code, and all other municipal, state, or federal requirements.

<b>The Development Review Team Recommends that the request for a Planned Development Revocation be approved for the following reasons:</b>	
•	The Planned Development Designation is being maintained on the northern portion of the lot which serves as a buffer between the General Commercial District and the existing Medium Density Residential District located to the north of the property. Prior to issuance of a building permit for this area of the property, a Final Planned Development must be reviewed and approved by the Planning Commission.
•	Water, sewer and storm drain infrastructure located adjacent to the southern portion of the property serves to facilitate future commercial growth on the property.
•	There is no structural development existing on the property. Revoking a portion of the Planned Development Designation as proposed does not change the conditions on the

	property.
•	Access to any future development on the property must be designed in compliance with the Infrastructure Design Criteria Manual. In addition, Omaha Street is controlled by the South Dakota Department of Transportation.
•	The Future Land Use Map shows this property as appropriate for mixed-use commercial development and located along a Revitalization Corridor. Future commercial development on the property is in compliance with the City's adopted Comprehensive Land Use Plan.

**Staff recommends that the request to revoke the Planned Development Designation on a portion of the property be approved.**