Applicant Request(s)
Case # 18PD005 - Revocation of an existing Planned Development Designation
Companion Case(s) # 10PD045 – Planned Development Designation

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

Project Summary Brief
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.

Development Review Team Contacts
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

Subject Property Information
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

<table>
<thead>
<tr>
<th>Subject Property</th>
<th>Existing Zoning</th>
<th>Comprehensive Plan</th>
<th>Existing Land Use(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>GC</td>
<td>MUC and Revitalization Corridor</td>
<td>Vacant lot</td>
</tr>
<tr>
<td>Adjacent North</td>
<td>MDR</td>
<td>UN and Revitalization Corridor</td>
<td>Apartments</td>
</tr>
<tr>
<td>Adjacent South</td>
<td>GC and LI</td>
<td>MUC, LI and Revitalization Corridor</td>
<td>Collision Center, Black Hills Truck Shop and East Omaha Lodge</td>
</tr>
<tr>
<td>Adjacent East</td>
<td>GC and MDR</td>
<td>MUC, UN and Revitalization Corridor</td>
<td>Hills Tire &amp; Supply and a vacant lot</td>
</tr>
<tr>
<td>Adjacent West</td>
<td>FH</td>
<td>MUC, EC and Entrance Corridor</td>
<td>A vacant auto dealership and a vacant lot</td>
</tr>
</tbody>
</table>

### Zoning Map

![Zoning Map](image)

### Rapid City Zoning

- **Subject Property**
- **Planned Development**
- **Flood Hazard**
- **Light Industrial**
- **Planned Development Designation**
- **General Commercial**
- **Medium Density Residential**

### Existing Land Uses

![Existing Land Uses](image)
## Relevant Case History

<table>
<thead>
<tr>
<th>Case/File#</th>
<th>Date</th>
<th>Request</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>10PD045</td>
<td>09/29/10</td>
<td>Planned Development Designation</td>
<td>Approved</td>
</tr>
<tr>
<td>14PD037</td>
<td>01/08/15</td>
<td>Final Planned Development to allow commercial development with on-sale liquor establishments</td>
<td>Approved with stipulations</td>
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<tr>
<td>15PD037</td>
<td>09/15/15</td>
<td>Revocation of an existing Final Planned Development</td>
<td>Approved</td>
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</table>

## Relevant Zoning District Regulations

<table>
<thead>
<tr>
<th>General Commercial District</th>
<th>Required</th>
<th>Proposed/Existing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot Frontage</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Building Heights</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Density</td>
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<td>N/A</td>
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<tr>
<td>Minimum Building Setback:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Side</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Street Side</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Minimum Landscape Requirements:</td>
<td></td>
<td></td>
</tr>
<tr>
<td># of landscape points</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td># of landscape islands</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Minimum Parking Requirements:</td>
<td></td>
<td></td>
</tr>
<tr>
<td># of parking spaces</td>
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<td>N/A</td>
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<tr>
<td># of ADA spaces</td>
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<td>N/A</td>
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<tr>
<td>Signage</td>
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<td>N/A</td>
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<tr>
<td>Fencing</td>
<td>N/A</td>
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</table>

## Planning Commission Criteria and Findings for Approval or Denial

Staff has reviewed the request to revoke the existing Planned Development on the property and has noted the following considerations:

- 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.

The Development Review Team Recommends that the request for a Planned Development Revocation be approved for the following reasons:

- 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
• 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.**