



Rapid City Planning Commission

Planned Development Project Report

January 9, 2020

Item #8
Applicant Request(s)
Case #19PD049 - Revocation of Planned Development Designation
Companion Case(s) #19PL118– Final Plat to create 15 residential lots

Development Review Team Recommendation(s)
Staff recommends approval of the revocation of the Planned Development Designation.

Project Summary Brief

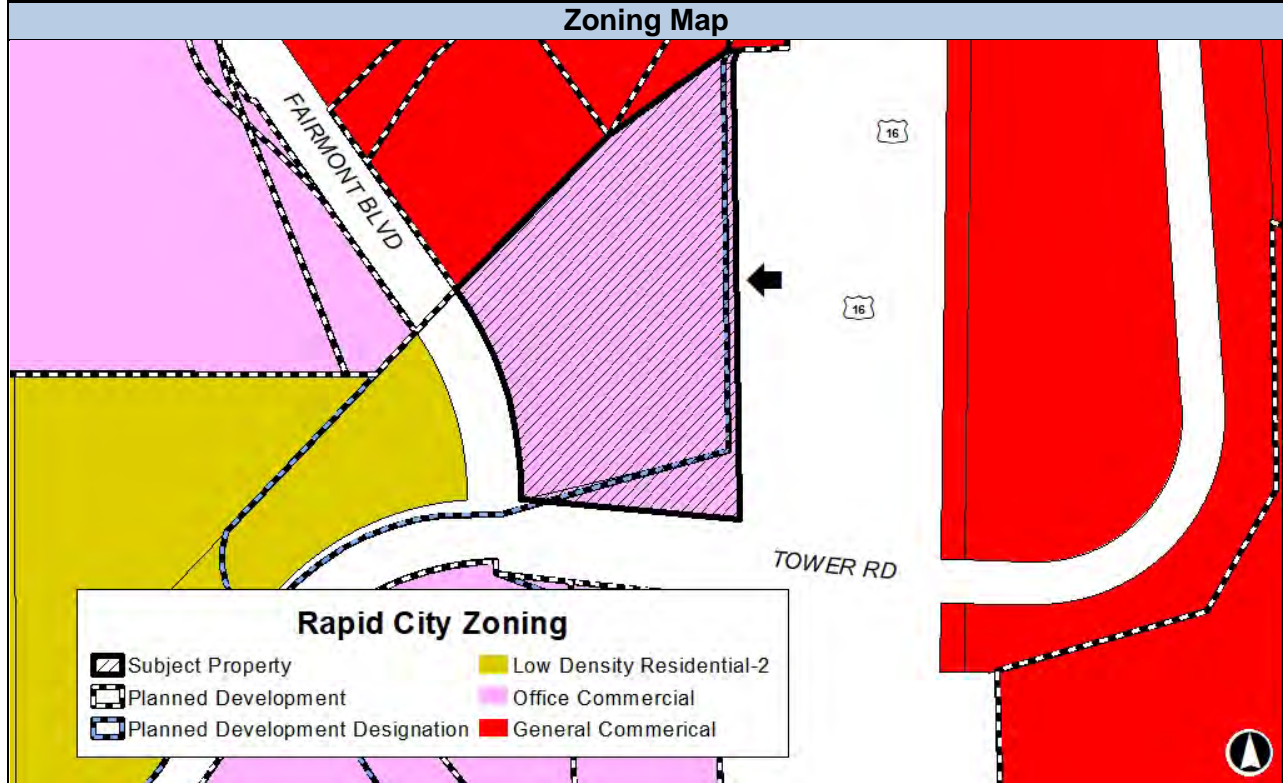
The applicant has submitted a Planned Development Designation Revocation. The property is located northwest of the intersection of Tower Road and Mount Rushmore Road and is currently zoned Office Commercial District. The adopted Comprehensive Plan identifies the appropriate use of the property as Mixed Use Commercial which identifies Office Commercial District as a secondary use. On December 20, 2019, the City approved a Final Plat subdividing the property into 15 residential lots to allow a mix of single-family and townhome lots. 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. The applicant is requesting the Planned Development Revocation to streamline development in compliance with the Zoning Ordinance.

Applicant Information	Development Review Team Contacts
Applicant: Tablerock Inc.	Planner: Vicki L. Fisher
Property Owner: Tablerock Inc.	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: Longbranch Civil Engineering, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

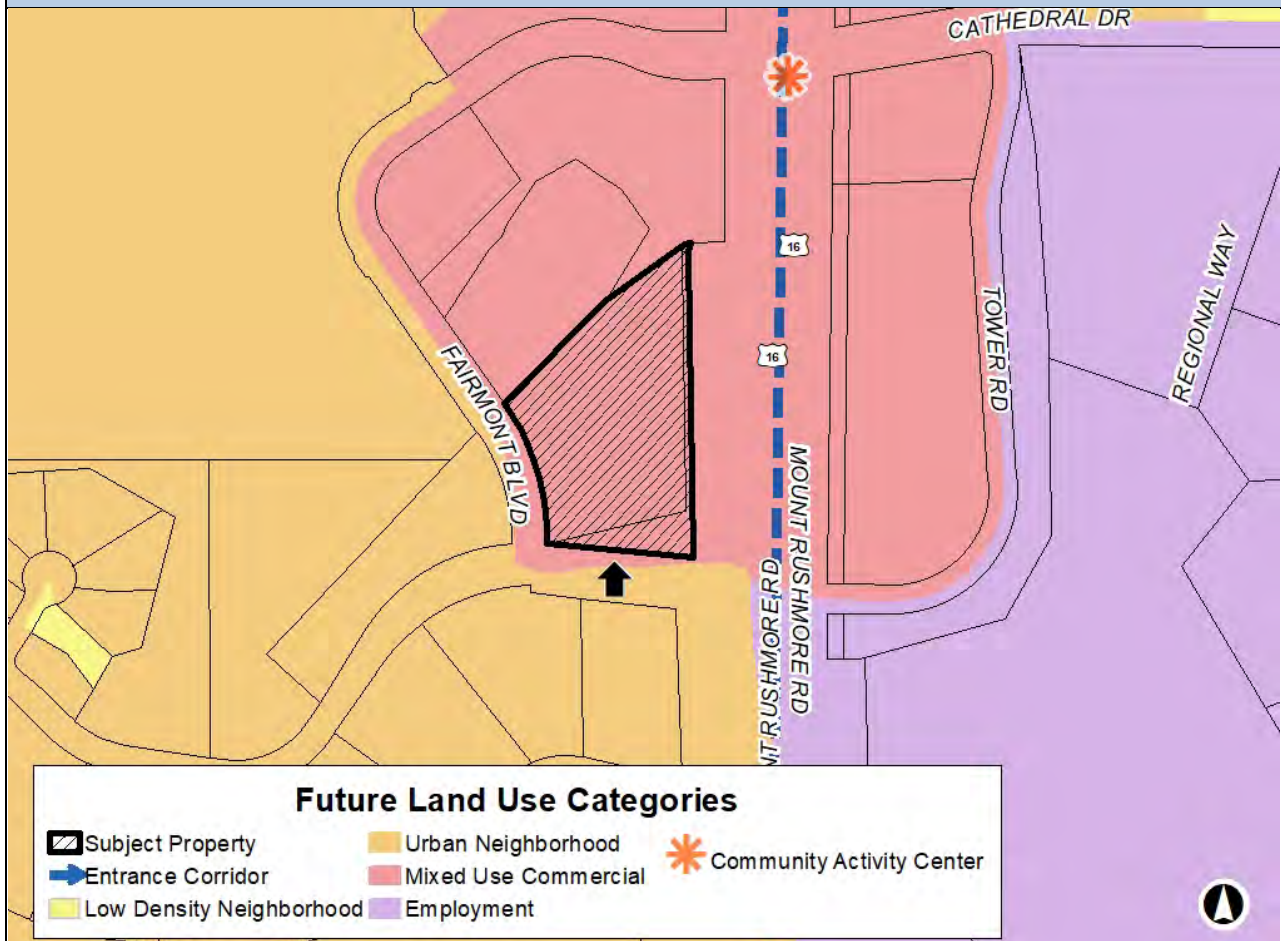
Subject Property Information

Address/Location	Northwest of the intersection of Tower Road and Mount Rushmore Road
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Brielle Subdivision
Land Area	4.034 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from north to south approximately 20 feet
Access	Horizon Point
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	N/A

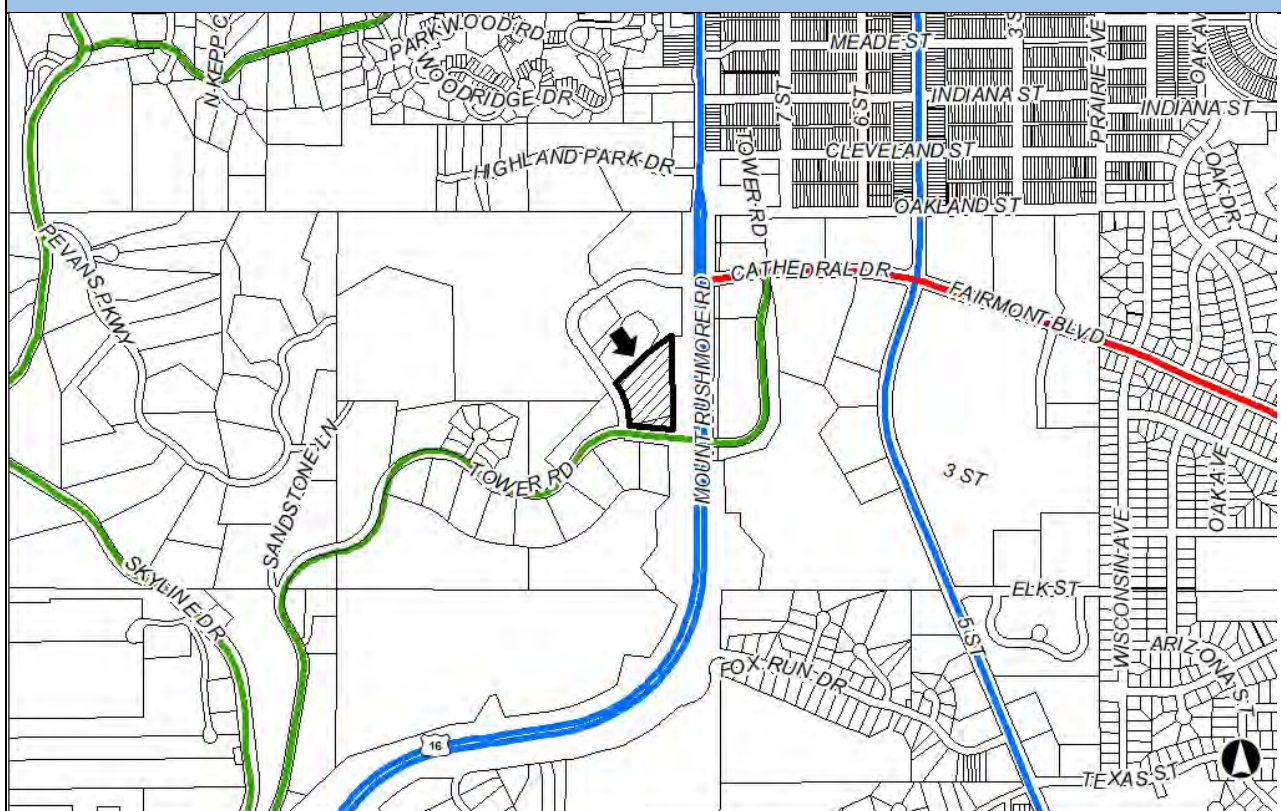
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC-PDD	MUC / Entrance Corridor	No structural development
Adjacent North	GC-Final PD	MUC / EC / Entrance Corridor	Hotel/Restaurant
Adjacent South	OC-Final PD	UN/ Entrance Corridor	Commercial Structures
Adjacent East	LDR II-PDD	UN	Vacant
Adjacent West	GC	MUC / Entrance Corridor	Assisted Living Facility



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
04PD022	4/8/04	Planned Development Designation	Approved
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	N/A	4.034 acres	
Lot Frontage	N/A	Varied-28 feet to 103 feet	
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	8 feet or 12 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	
Planning Commission Criteria and Findings for Approval or Denial			
Staff has reviewed the request to revoke the existing Planned Development Designation on the property and has noted the following considerations:			
•	The adopted Comprehensive Plan identifies the appropriate use of the property as Mixed Use Commercial which includes Office Commercial District as a secondary use. The property is currently zoned Office Commercial District.		
•	Revocation of the Planned Development Overlay and Designation 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.		
•	A Final Plat creating a mix of 15 residential lots and townhome lots was approved on December 20, 2019. The lots are in compliance with lot size and lot frontage for residential development. In addition, the applicant demonstrated that a building envelope exists on each of the lots eliminating the need to seek Exception(s) to the land area regulations.		
•	Mount Rushmore Road is identified as an Entrance Corridor. The subject property abuts the Mount Rushmore Road right-of-way along the west lot line. However, the subject property is significantly higher in elevation than Mount Rushmore Road minimizing any impact the adjacent land development will have on the Entrance Corridor.		
Staff recommends that the revocation of the Planned Development Designation be approved.			