



Rapid City Planning Commission

Planned Development Project Report

June 25, 2020

Item #5
Applicant Request(s)
Case #20PD021 - Revocation of Planned Development Designation
Companion Case(s) #20PD022 - Revocation of Planned Development Designation

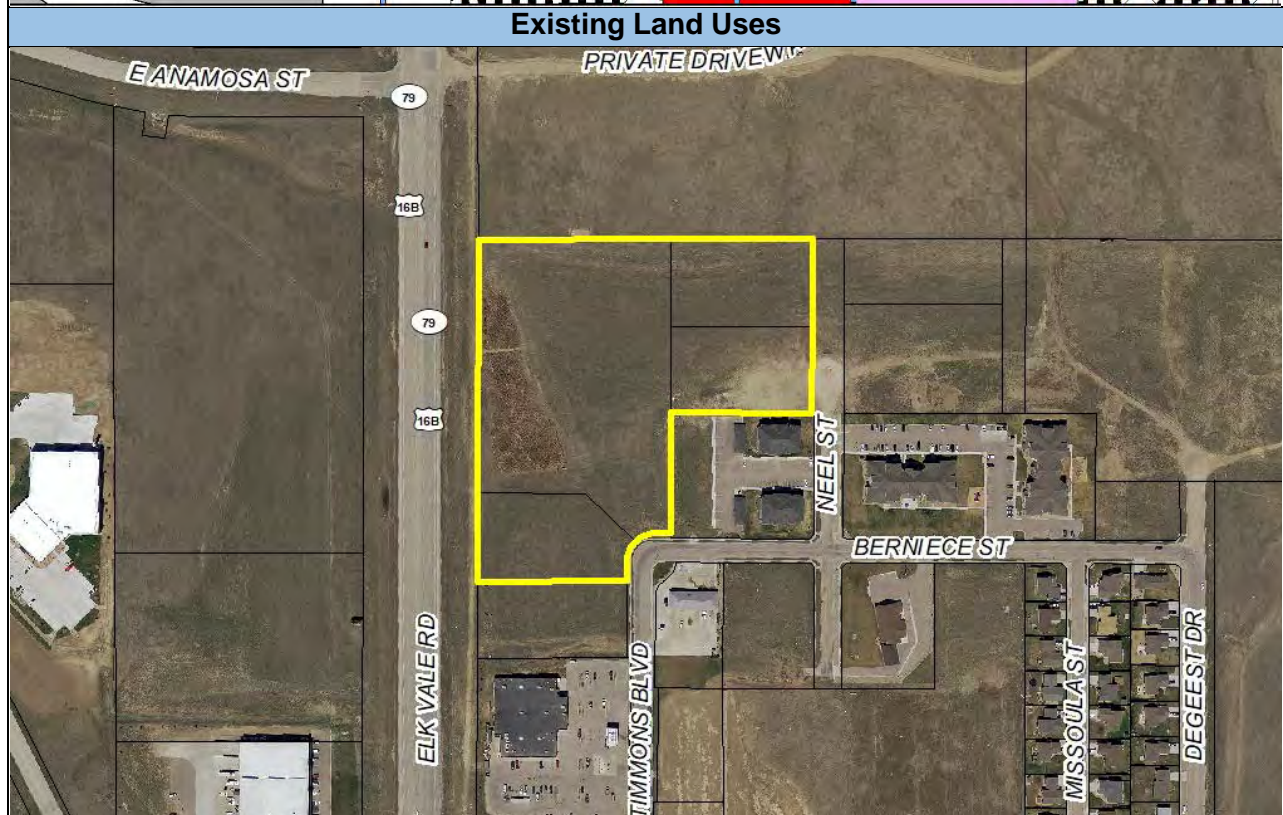
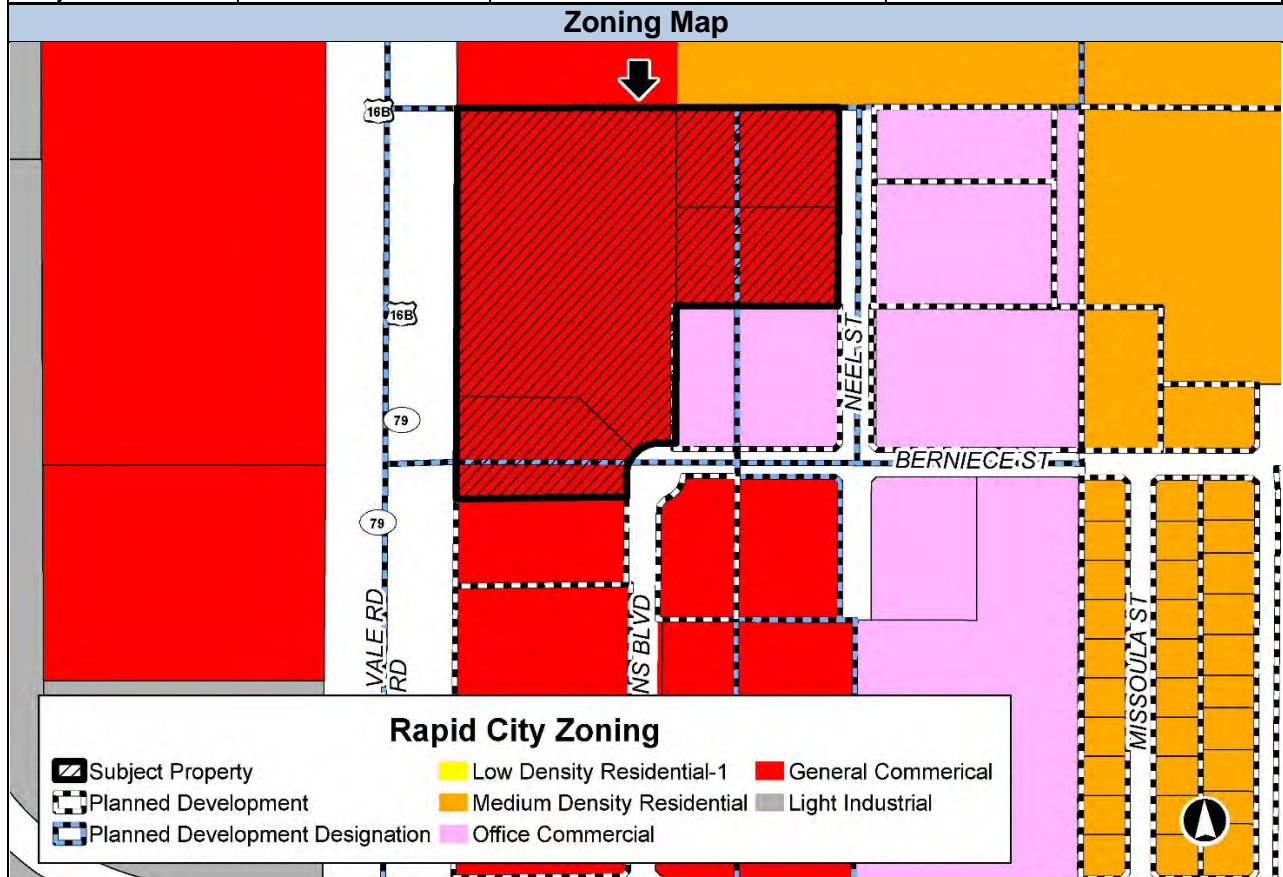
Development Review Team Recommendation(s)
Staff recommends approval of the Planned Development Designation Revocation.

Project Summary Brief
<p>The applicant has submitted a Planned Development Designation Revocation for four lots located in the Big Sky Business Park subdivision. The properties are zoned General Commercial District and are currently void of any structural development. The applicant has also submitted a Planned Development Designation Revocation for a lot located to the south of the subject property.</p> <p>The subject property was annexed on May 15, 2002. At the time, the future land use designation was General Commercial District with a Planned Development Designation.</p>

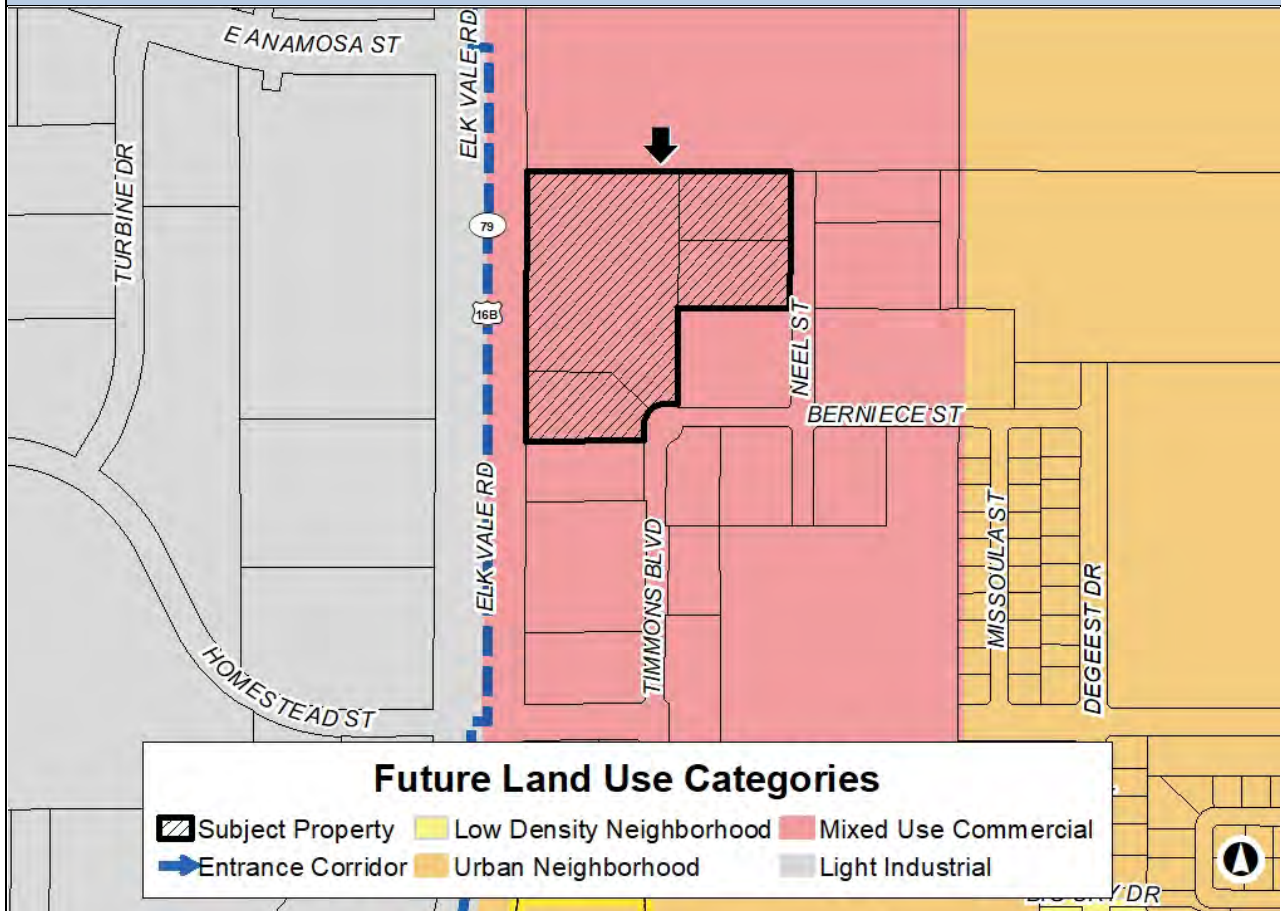
Applicant Information	Development Review Team Contacts
Applicant: Dakota Heartland, Inc	Planner: Fletcher Lacock
Property Owner: Dakota Heartland, Inc	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Located northwest of the intersection of Timmons Boulevard and Berniece Street
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Big Sky Business Park
Land Area	9.63 acres
Existing Buildings	Void of structural development
Topography	Variable topography
Access	Berniece Street, Timmons Boulevard, and Neel Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A
Other	N/A

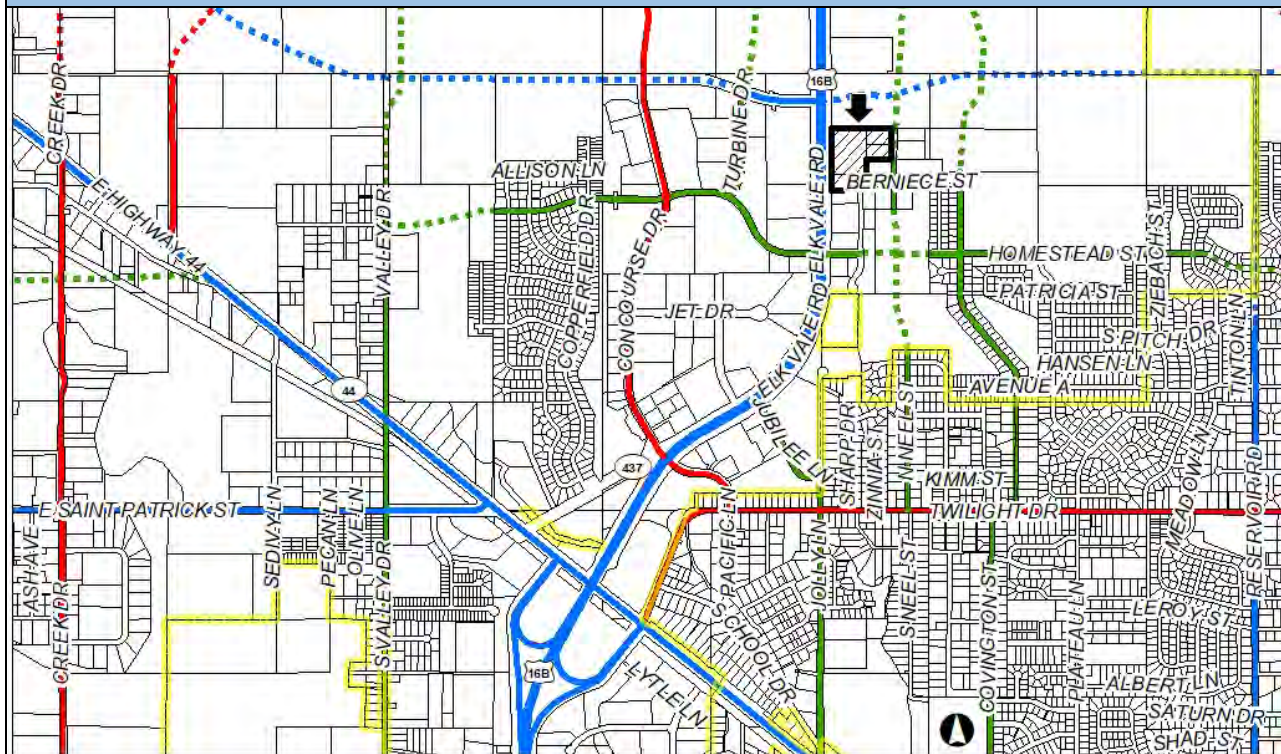
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC-PDD	MUC-Entrance Corridor	Void of structures
Adjacent North	GC-PDD / MDR-PDD	MUC-Entrance Corridor	Void of structures
Adjacent South	GC-PD	MUC-Entrance Corridor	Goodwill
Adjacent East	OC-PD	MUC-Entrance Corridor	Apartments
Adjacent West	GC	LI - Entrance Corridor	Void of structures



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
02RZ056	11/04/2002	Rezoning from No Use District to General Commercial District	CC approved in conjunction with a PDD
02PD054	10/10/2002	Planned Development Designation	PC approved
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	9.63 acres	
Lot Frontage	N/A	N/A	
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	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	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 Planned Development Designation was intended to minimize conflict when development occurred in the future. The property is located in a developed corridor with infrastructure that is in place. The Planned Development Designation is no longer needed for future development.		
•	Revocation of the Planned Development 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. The applicant should be aware that any deviations will require a Variance.		
•	The adopted Comprehensive Plan shows these properties as appropriate for Mixed Use Commercial development adjacent to an Entrance Corridor. Streets and public infrastructure have been constructed and mitigates the need for a Planned Development Overlay.		
•	The Elk Vale Road Neighborhood Area supports commercial development adjacent to Elk Vale Road.		
Staff recommends approval of the Planned Development Designation Revocation.			