



# Rapid City Planning Commission

## Planned Development Project Report

June 25, 2020

<b>Item #6</b>
<b>Applicant Request(s)</b>
Case #20PD022 - Revocation of Planned Development Designation
Companion Case(s) #20PD021 - Revocation of Planned Development Designation

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

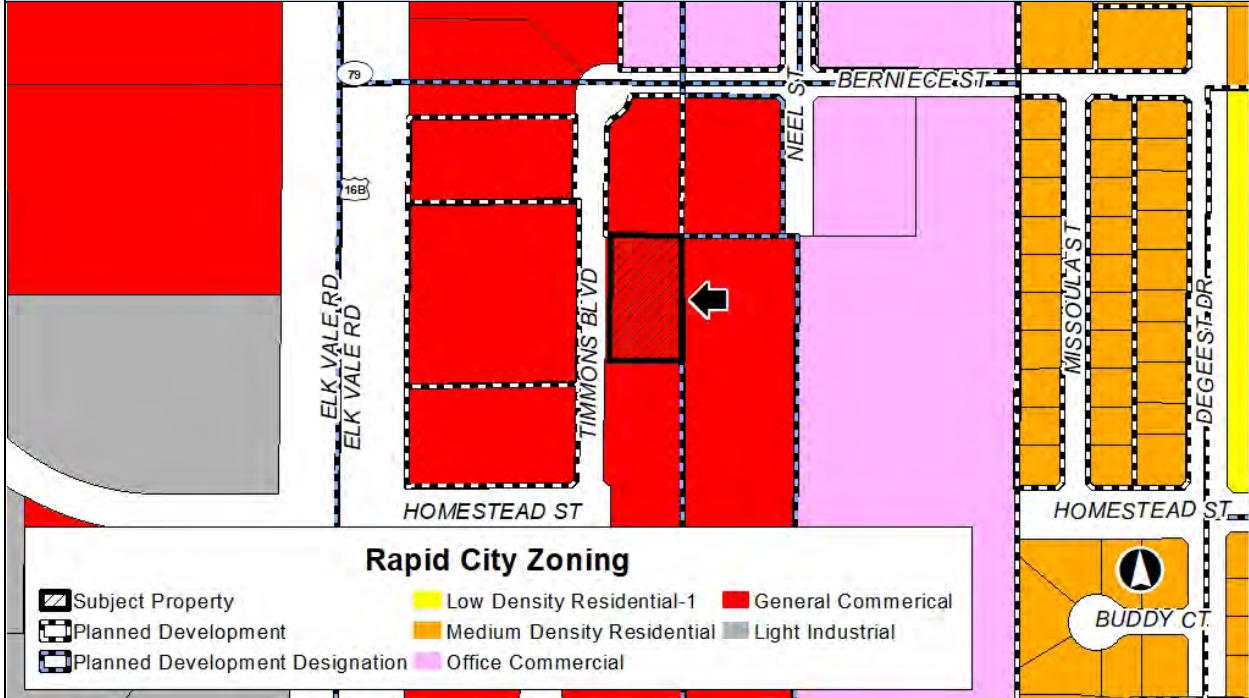
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Planned Development Designation Revocation for one lot located in the Big Sky Business Park subdivision. The property is zoned General Commercial District and is currently void of any structural development. The applicant has also submitted a Planned Development Designation Revocation for four lots located to the north 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>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
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

<b>Subject Property Information</b>	
Address/Location	840 Timmons Boulevard
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Big Sky Business Park
Land Area	0.8 acres
Existing Buildings	Void of structural development
Topography	Variable topography
Access	Timmons Boulevard
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	Void of structures
Adjacent North	GC-PD	MUC	Car wash
Adjacent South	GC-PDD	MUC	Void of structures
Adjacent East	GC-PDD	MUC	Void of structures
Adjacent West	GC-PD	MUC - Entrance Corridor	Super market

**Zoning Map**

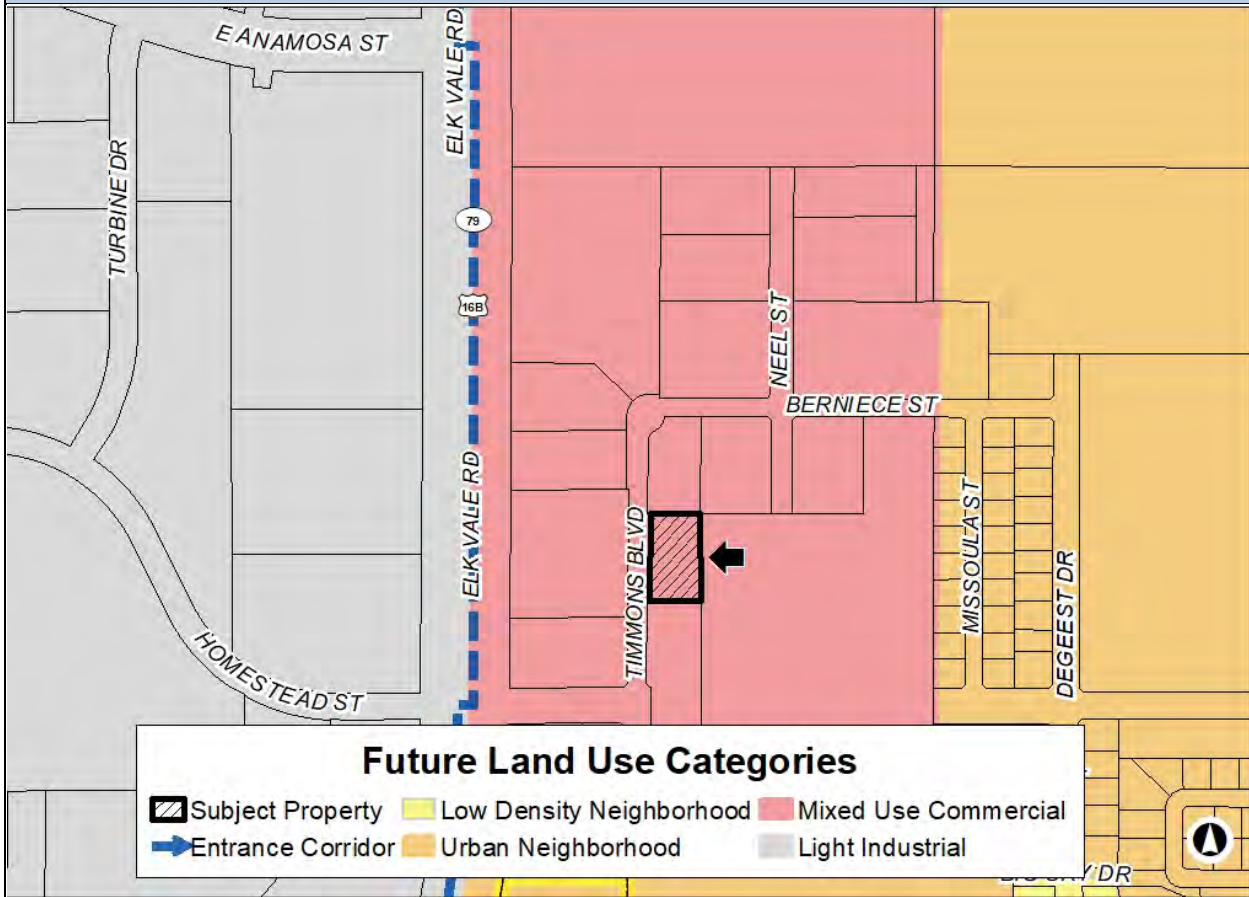


**Existing Land Uses**

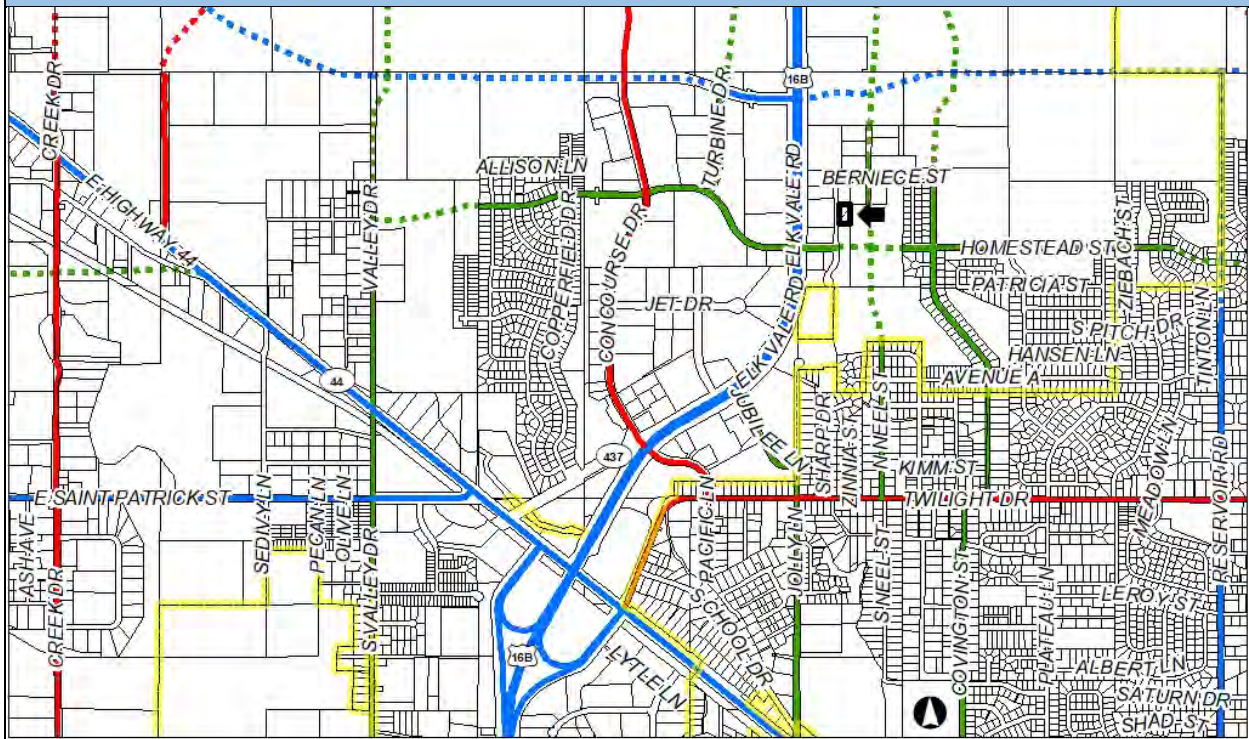




## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



## Major Street Plan

- Subject Property
  Collector
  Principal arterial
  Proposed minor arterial
- Rapid City Limits
  Minor arterial
  Proposed collector
  Proposed principal arterial

<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
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
<b>Relevant Zoning District Regulations</b>			
General Commercial District		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	0.8 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
<b>Planning Commission Criteria and Findings for Approval or Denial</b>			
<b>Staff has reviewed the request to revoke the existing Planned Development Designation on the property and has noted the following considerations:</b>			
•	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 this property as appropriate for Mixed Use Commercial development. 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.			