Case No. 21PD033

Legal Description:

That part of the SE1/4 of the NW1/4 of the NW1/4 lying east of Highway 16 less right-of-way, located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
September 10, 2021

Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

RE: MAJOR AMENDMENT TO A PLANNED DEVELOPMENT - LETTER OF INTENT
HIGH COUNTRY PLAZA – HIGHWAY 16, RAPID CITY, SOUTH DAKOTA

Dear Current Planner:

Please find the attached application and supporting documentation to satisfy the City of Rapid City’s requirements for an Initial Planned Development for the proposed development located on That PT of SE1/4NW1/4NW1/4 Lying E of HWY 16 Less ROW, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

Included in this submittal are:
1. Application & fee
2. Letter of Intent
3. Vicinity Map
4. Development Layout,
5. Site Plan, and
6. Property Report

The initial planned development is proposed for the entire property. Currently, the property is zoned General Commercial, (GC).

Project Description:
The proposed development is composed of two uses – a mixed use building and a hotel. The parcel’s northern portion is planned for a 114-room luxury hotel with parking, a large outdoor patio, and indoor swimming pool. The hotel will be a national brand hotel that follows a specific hotel brand identity, design guides, and trademarks. The hotel will have landscaping that exceeds and required landscape points, provides a welcoming feeling, compliments the hotel brand, and provides shade for the patio.

The parcel’s southern portion will be a mixed-use building composed of garage parking, general commercial, condominiums, and surface (lot) parking. The buildings first floor will be a 35,000 square-foot general commercial space, this space may be subdivided as needed. This commercial facility will support the residential units and the public. Below the general commercial floor will be a parking structure. 98 stalls are planned for this facility, the final planned development will indicate usage. Above the general commercial space, the project proposes two residential towers. The north tower will have seven floors and the south tower, nine floors. Each floor of each tower will have the potential of four units. The south tower is planned to be a maximum of 125-feet while the north tower is planned to be a maximum of 109-feet. To take advantage of the views, the units will have windows and balconies.