



# Rapid City Planning Commission

## Planned Development Project Report

December 9, 2021

<b>Item #8</b>
<b>Applicant Request(s)</b>
Case #21PD045 - Revocation of Planned Development Designation
Companion Case(s) N/A

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

<b>Project Summary Brief</b>
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The applicant has submitted a Planned Development Designation Revocation for one lot located in the Buffalo Crossing West subdivision. The property is zoned General Commercial District and is currently void of any structural development. The applicant has indicated that a veterinary clinic will be constructed on the property. The development must be designed to comply with the Rapid City Municipal Code and the Infrastructure Design Criteria Manual.

The subject property was annexed on January 2, 1996. At the time, the future land use designation was General Commercial District with a Planned Development Designation. Subsequently, on October 18, 1999, the City approved a Rezoning request from General Agricultural District to General Commercial District in conjunction with a Planned Development Designation.

Applicant Information	Development Review Team Contacts
Applicant: Dye Properties LLC	Planner: Vicki L. Fisher
Property Owner: Hermanson Egge Eng. Inc.	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer:	School District: N/A
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

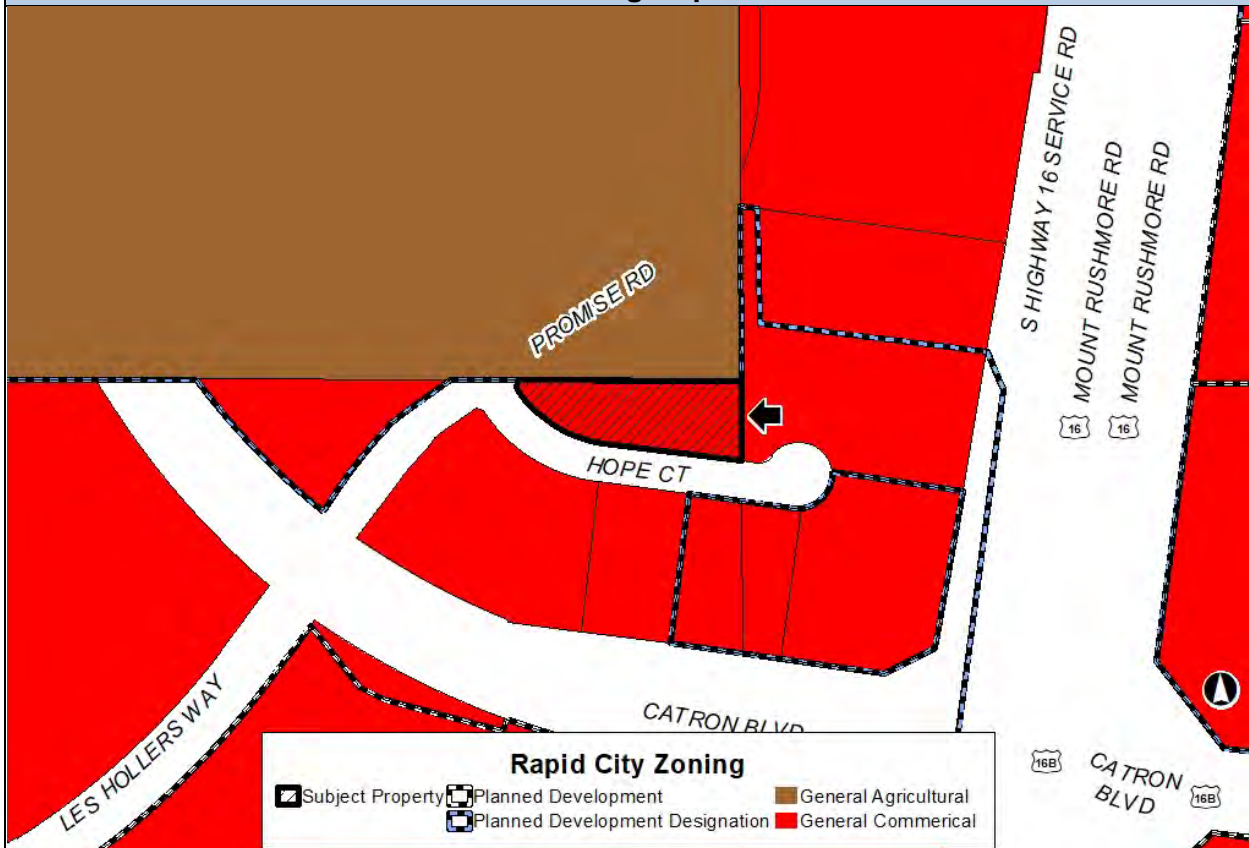
<b>Subject Property Information</b>
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Address/Location	2014 Hope Court
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Buffalo Crossing West
Land Area	1.03 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from southeast to northwest approximately 20 feet
Access	Hope Court
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Electric Cooperative
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	GA	LDN	Dwelling
Adjacent South	GC	MUC -CAC	Void of structures
Adjacent East	GC-PDD	MUC -CAC	Void of structures
Adjacent West	GC-PDD	MUC	Coffee shop

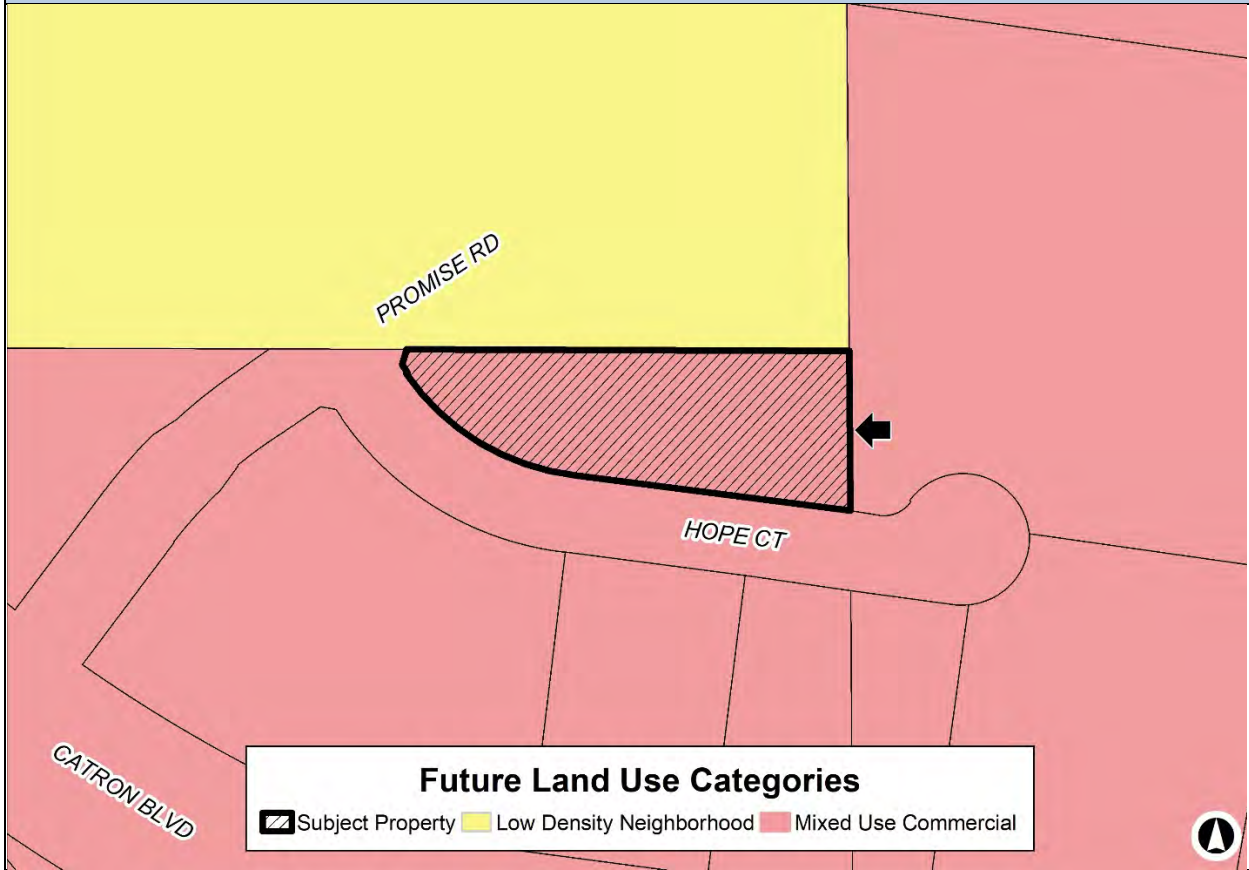
**Zoning Map**



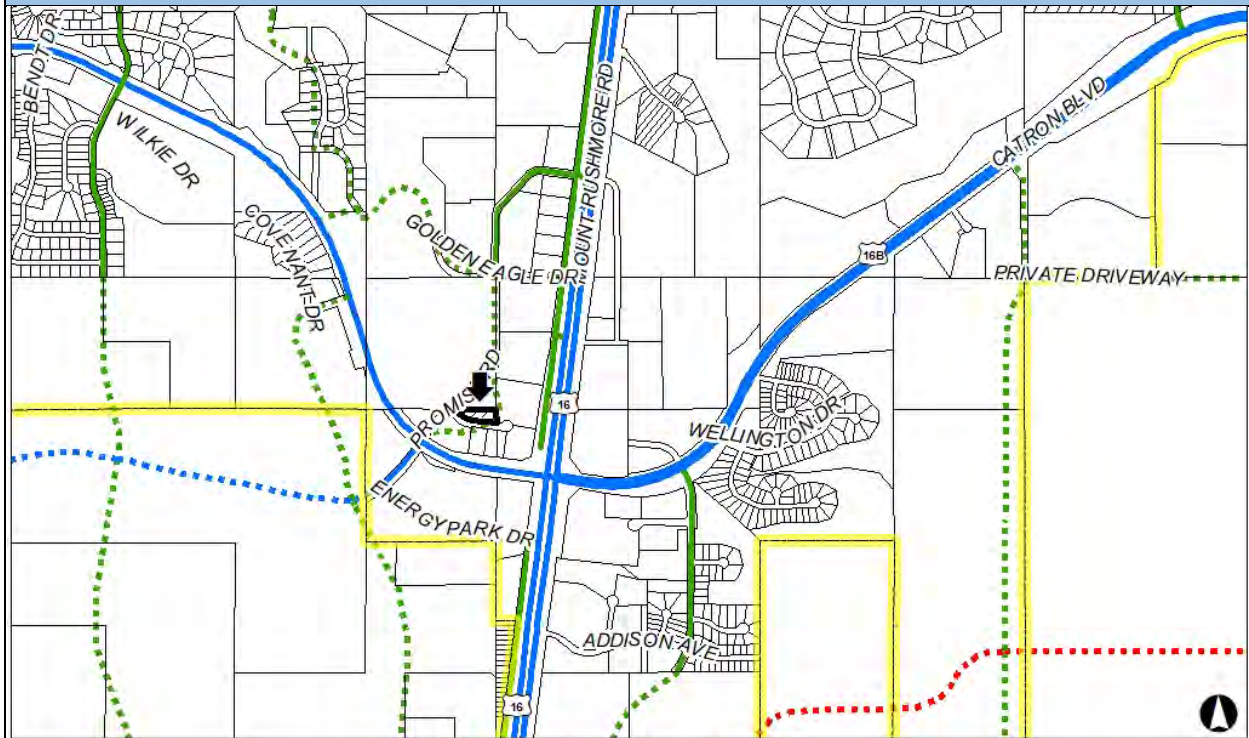
**Existing Land Uses**



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
98RZ025	10/18/1999	Rezoning from General Agricultural District to General Commercial District	CC approved in conjunction with a PDD
98PD023	10/04/1999	Planned Development Designation	CC approved
<b>Relevant Zoning District Regulations</b>			
General Commercial District		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	1.03 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 and/or Exception.		
•	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 U.S. Highway 16 Neighborhood Area supports commercial development adjacent to Catron Boulevard and Mount Rushmore Road.		
Staff recommends approval of the Planned Development Designation Revocation.			