



# Rapid City Planning Commission Planned Development Project Report January 6, 2022

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| <b>Item #5</b>  |
| <b>Applicant Request(s)</b>                                   |
| Case #21PD048 - Revocation of Planned Development Designation |
| Companion Case(s) - 21PL129-Preliminary Subdivision Plan      |

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

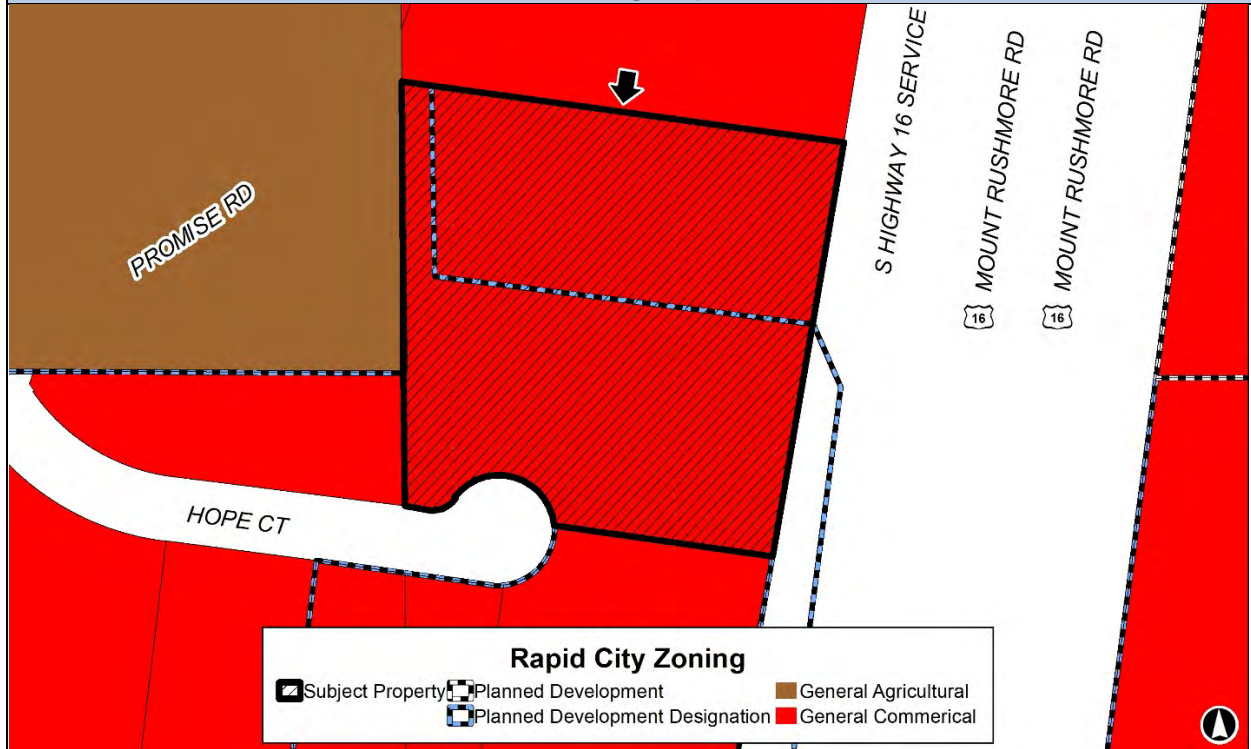
|   |                             |
|---|-----------------------------|
| <b>Project Summary Brief</b>  |                             |
| <p>The applicant has submitted a Planned Development Designation Revocation for one lot located in the Buffalo Crossing West subdivision. The property is zoned General Commercial District and is currently void of any structural development. Any future development on the property must be in compliance with the General Commercial District and designed to comply with the Rapid City Municipal Code and the Infrastructure Design Criteria Manual.</p> <p>The applicant has also submitted a Preliminary Subdivision Plan application to subdivide the existing lot into two lots. The lots will be sized 2.59 acres and 1.82 acres, respectively.</p> <p>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.</p> |                             |
| <b>Development Review Team Contacts</b>   |                             |
| Applicant: US Hotel & Resort Management Inc.  | Planner: Vicki L. Fisher    |
| Property Owner: US Hotel & Resort Management Inc.   | Engineer: Dan Kools         |
| Architect: N/A  | Fire District: Tim Behlings |
| Engineer: KTM Design Solutions, Inc.  | School District: N/A        |
| Surveyor: N/A   | Water/Sewer: Dan Kools      |
| Other: N/A  | DOT: Stacy Bartlett         |

|                                     |  |
|-------------------------------------|--|
| <b>Subject Property Information</b> |  |
| Address/Location                    | 1920 Hope Court  |
| Neighborhood                        | U.S. Highway 16 Neighborhood Area                                    |
| Subdivision                         | Buffalo Crossing West  |
| Land Area                           | 4.41 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   | GC              | MUC                | Void of structures   |
| Adjacent South   | GC              | MUC -CAC           | Bank                 |
| Adjacent East    | GC-PDD          | MUC -CAC           | Void of structures   |
| Adjacent West    | GAD             | LDN                | Agricultural         |

**Zoning Map**

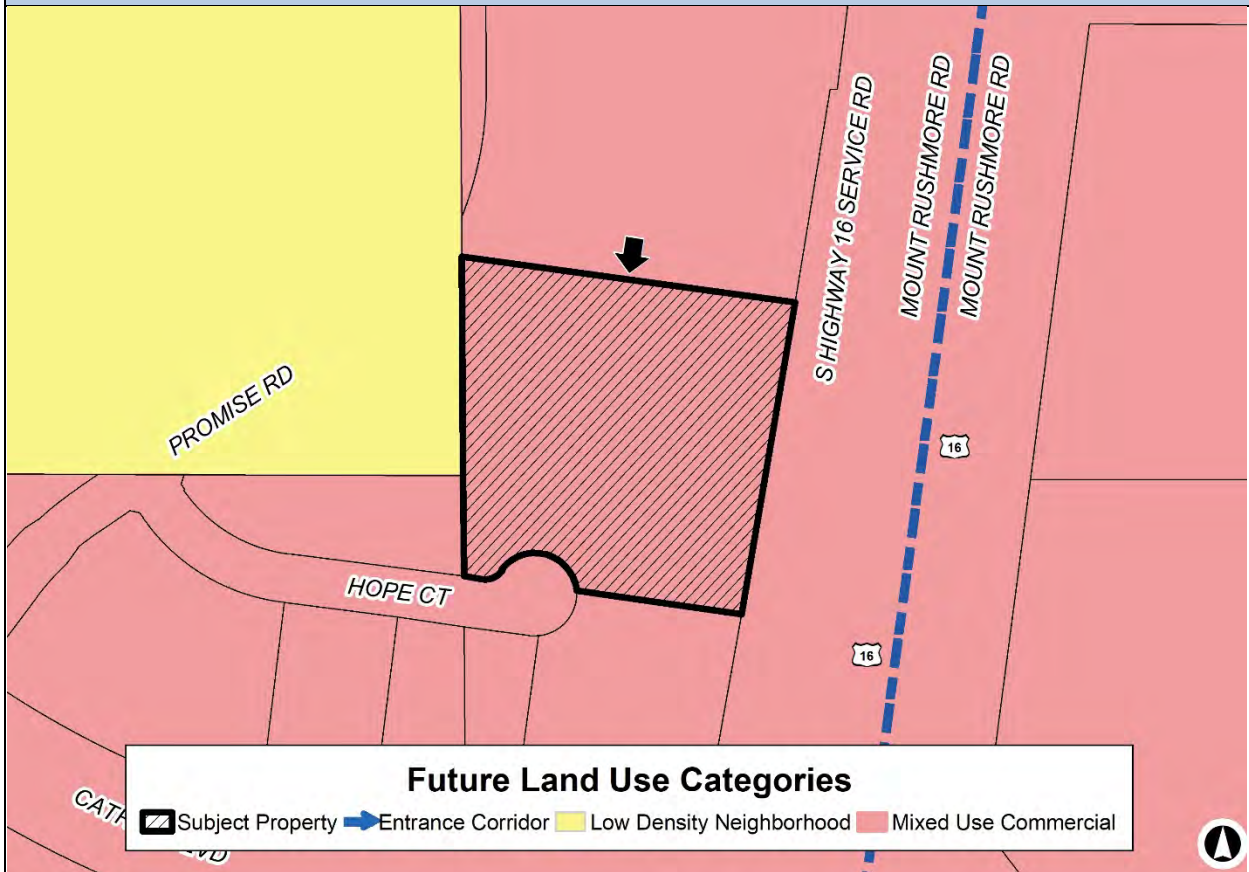


**Existing Land Uses**

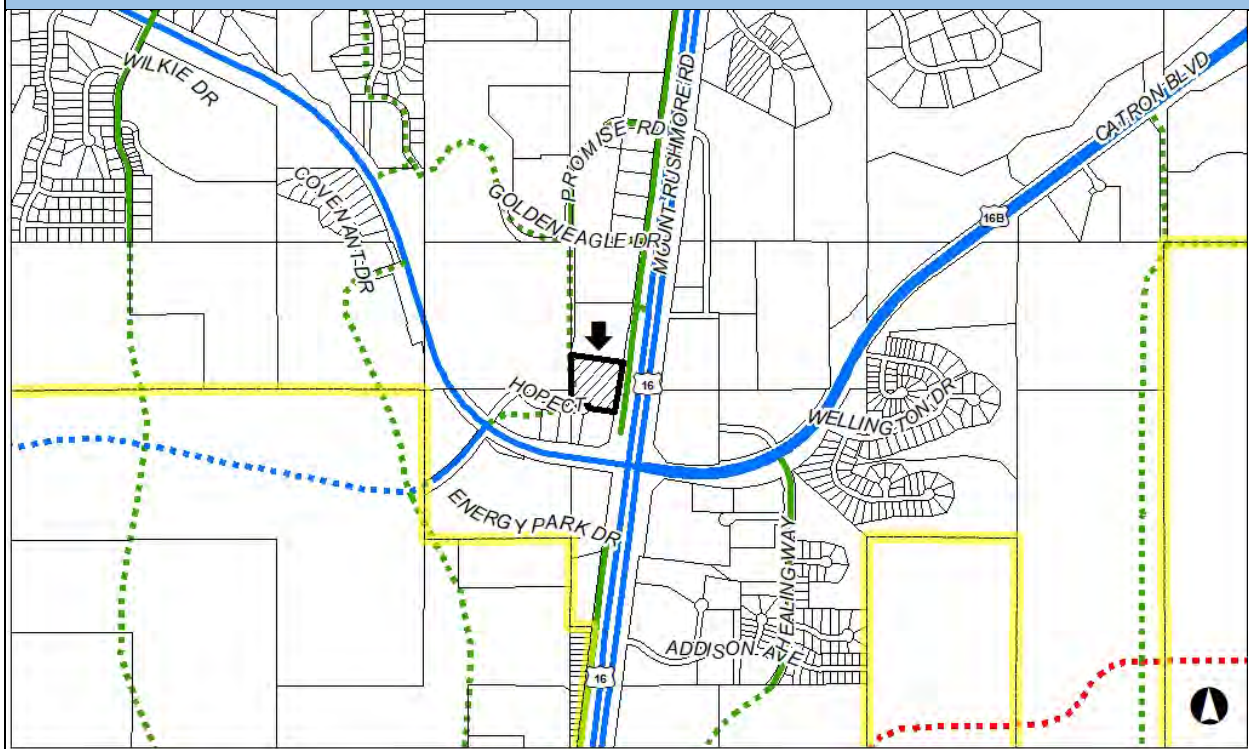




### Comprehensive Plan Future Land Use



### 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>  |  |  |                                       |
| <b>General Commercial District</b>   |  | <b>Required</b>  | <b>Proposed</b>                       |
| Lot Area   |  | N/A  | 1.82 and 2.59 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.   |  |  |                                       |