



Rapid City Community Planning & Development Services

Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

Applicant Request(s)	
Case # 15PD016	Initial Planned Development Overlay to allow for a student residence building
Companion Case(s) #	15RZ012 - Rezoning from General Commercial District to High Density Residential District; 15RZ013 - Rezoning from General Commercial District to High Density Residential District; 15VR010 – Vacation of Right-of-Way
ADVISORIES: Please read carefully!	
1.	A Final Planned Development shall be approved prior to start of construction or issuance of a Building Permit;
2.	Upon submittal of a Final Planned Development Overlay, a grading plan shall be submitted for review and approval;
3.	Upon submittal of a Final Planned Development, a storm drainage plan addressing stormwater quality and quantity shall be submitted for review and approval;
4.	The alley right-of-way shall be Vacated prior to submittal of a Final Planned Development Overlay or the design of the complex shall be changed accordingly;
5.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
6.	All requirements of the currently adopted Building Code shall be met;
7.	ADA accessibility shall be provided throughout the structure and site as necessary;
8.	All landscaping shall continue to be maintained in compliance with the Rapid City Landscaping Ordinance and the approved landscaping plan;
9.	All signage shall comply with the requirements of the Rapid City Sign Code. A sign permit shall be obtained for each sign;
10.	All existing utility services and curb approaches that will no longer be used shall be abandoned per City Standards;
11.	A Developmental Lot Agreement for the subject properties shall be recorded prior to start of construction or issuance of a Building Permit;
12.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Development Overlay or a subsequent Final Planned Development Overlay;
13.	All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind; and,
14.	All applicable provisions of the adopted International Fire Code shall continually be met.