



# Rapid City Planning Commission

## Planned Development Project Report

October 8, 2015

Applicant Request(s)
Case # 15PD036- Major Amendment to the Planned Development to allow a veterinary clinic
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to the Planned Development to allow a veterinary clinic be approved with the stipulations noted below.

Project Summary Brief
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The applicant has requested a Major Amendment to the Planned Development to allow a veterinary clinic to be located on approximately 3.125 acres of property zoned General Commercial District. The property was previously developed with an approximately 7,246 square foot office building through the Planned Development process (File #01PD051). Now, the applicant is proposing to relocate "All Creatures Veterinary Hospital" onto the site. A veterinary clinic is a permitted use in the General Commercial District. All parking requirements for a veterinary clinic are being met and no additions or expansions of the existing building are being proposed as a part of this request. As such, no Exceptions are being requested as a part of this Major Amendment.

Applicant Information	Development Review Team Contacts
Applicant: Philip Olsen, Olsen Development Company, Inc. for Dean Falcon, All Creatures Veterinary Hospital	Planner: Robert Laroco
Property Owner: Big Horn Canyon, LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

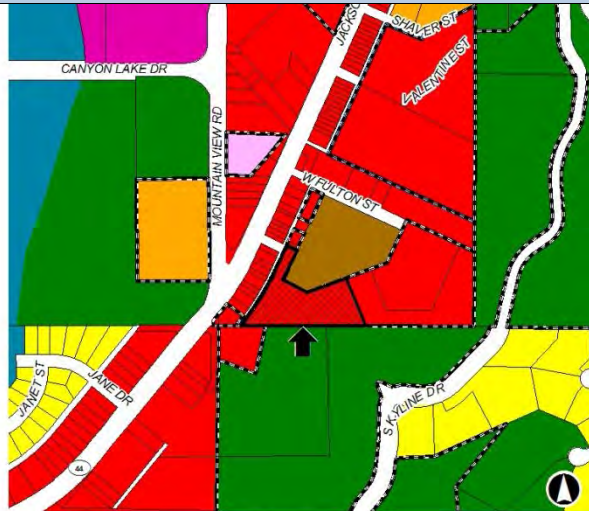
Subject Property Information	
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Address/Location	1825 Clearview Lane, the eastern terminus of Clearview Lane
Neighborhood	Sheridan Lake Road Neighborhood
Subdivision	Overlook South Condominiums
Land Area	3.125 acres, approximately 136,125 sq ft
Existing Buildings	Existing 7,250 sq ft office building
Topography	Sloping sharply uphill from east to west across the site
Access	Via Clearview Lane
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	

### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC/PD	MUC	Offices
Adjacent North	GA/PD, GC/PD	MUC, UN	Multifamily housing, retail/services
Adjacent South	GC/PD	MUC, PG	Offices. Parks/greenway
Adjacent East	GC/PD	UN, PG	Multifamily housing, parks/greenway
Adjacent West	GC/PD	MUC	Retail/services

#### Zoning Map



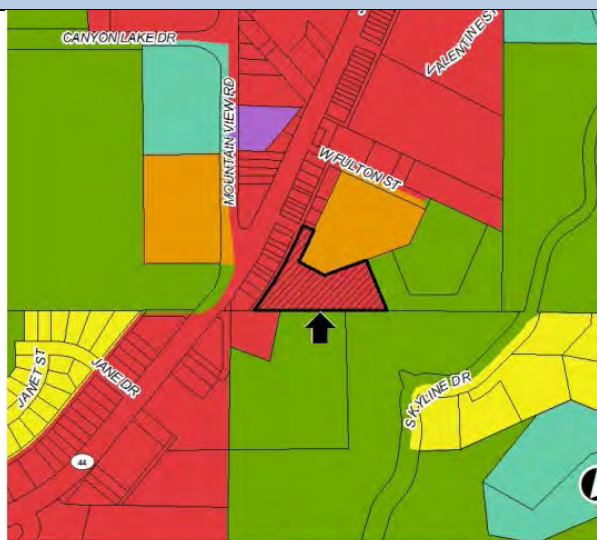
##### Rapid City Zoning



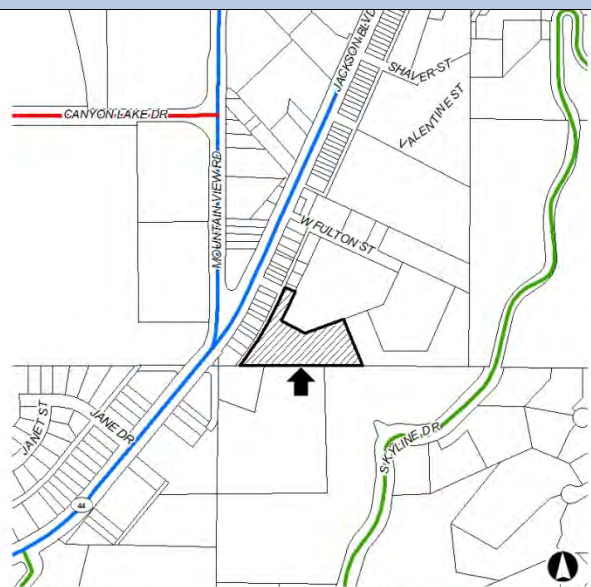
#### Existing Land Uses



#### 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>
01PD051	10/15/01	Initial and Final Planned Commercial Development	Approved with stipulations
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>	<b>Required</b>	<b>Proposed/Existing</b>	
Lot Area	No minimum required	3.125 acres, approximately 136,125 sq ft	
Lot Frontage	No minimum required	Approximately 40 ft	
Maximum Building Heights	4 stories, 45 feet	2 stories, < 45 ft	
Maximum Density	75%	5.3%	
Minimum Building Setback:			
• Front	25 ft	Approximately 225 ft	
• Rear	25 ft	Approximately 344 ft	
• Side	0 ft/ 0 ft	Approximately 76 ft	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	Per previously approved PD	Existing	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	31	38	
• # of ADA spaces	2 (minimum 1 van accessible)	2 (1 van accessible)	
Signage	Per RCMC	Per RCMC	
Fencing	Per RCMC	None proposed	




<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>Pursuant to Section 17.50.050.F.5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Planned Development:</b>	
	<b>Findings</b>
1. There are certain conditions pertaining to the particular piece of property in question because of its size shape, or topography;	The property is comprised of approximately 3.125 acres zoned General Commercial District. While the western portions of the property have been developed with a parking lot and office building, the topography on the eastern portion of the lot slopes sharply uphill and is adjacent to the Skyline Wilderness Park. Conditions on eastern portions of the property adversely impact the development of the site.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The development of the property originally occurred in 2001 as a Planned Commercial Development. A stipulation of approval for the Development states that any change in use requires that a Major Amendment to the Planned Development be approved. As such, the applicant has submitted this Major Amendment in order to allow a veterinary clinic to be located on the property. Application of these regulations does not create a practical difficulty or undue hardship.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the	No Exceptions to the underlying zoning are being requested as a part of this request.

public good or impair the purposes and intent of these regulations;	
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	The applicant is proposing to locate the “All Creatures Veterinary Hospital” on the site. A veterinary clinic is a permitted use in the General Commercial District, provided that on-site treatment of animals is limited to small animals and that all animals be held indoors in a climate-controlled, soundproofed structure. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	The applicant is not proposing treatment of any large animals, and all animals are being kept indoors in a climate-controlled, soundproof building. All parking requirements are being met. No additions or expansions to the existing structure are being proposed as a part of this request. It appears that potential adverse impacts of the request are being mitigated to the greatest extent possible.
6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified.	A veterinary clinic is a permitted use in the General Commercial District provided that no large animal treatments occur on-site and that all animals are housed in a climate-controlled, soundproof structure. The applicant’s submitted operations plan notes that the facility will operate in compliance with these requirements. No Exceptions are being requested as a part of this application. As such, staff recommends that this request to allow a veterinary clinic on the property be approved.

**Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial**  
**In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:**

**Comprehensive Plan Conformance – Core Values Chapters**

	<b>A Balanced Pattern of Growth</b>
BPG-3.1A	<u>Balanced Uses</u> : The proposed veterinary clinic will encourage development of a diverse number and type of uses at a major commercial development within the community.
	<b>A Vibrant, Livable Community</b>
LC-3.1C	<u>Compatible Infill and Redevelopment</u> : The requested Major Amendment will allow for use of existing structures on the property with an adaptive reuse. This type of reuse contributes to the reinvestment of an existing neighborhood.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1D	<u>Coordinated Land Use and Transportation Planning</u> : Transportation Planning staff has reviewed the requested Major Amendment and has noted that the

	proposal has no identified transportation impacts.
	<b>Economic Stability and Growth</b>
EC-1.3A	<u>Local Business Support</u> : The request facilitates the expansion of the existing “All Creatures Veterinary Hospital”, a local business which has operated in the City for a number of years.
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<u>Public Input Opportunities</u> : The Major Amendment to the Planned Development requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested Major Amendment.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Mixed Use Commercial
<b>Design Standards:</b>	
GDP-MU9	<u>Adaptive Reuse</u> : The request allows for the adaptive reuse of an existing structure and development on the property, including the existing parking and landscaping.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Sheridan Lake Road Neighborhood
<b>Neighborhood Goal/Policy:</b>	
SLR-NA1.1D	<u>Regional Recreation</u> : It should be noted that during review of this request Parks and Recreation noted interest in possible acquisition of portions of this property for incorporation into the developing Skyline Wilderness Park. Discussions are ongoing. Development of portions of this property as a part of the Skyline Wilderness Park would improve regional recreational opportunities within the Sheridan Lake Road Neighborhood. However, it should be noted that approval of this Major Amendment does not approve any alteration or expansion of the existing Skyline Wilderness Park.

<b>The Development Review Team Recommends that the request for a Major Amendment to the Planned Development be approved for the following reasons:</b>	
•	The applicant is proposing to relocate and expand the existing All Creatures Veterinary Hospital to this location, using existing parking, landscaping, and structure. A veterinary clinic is a permitted use in the General Commercial District, provided that no large animal treatments are occurring on the site and that all animal housing is in a climate-controlled, soundproof structure. No Exceptions to the Rapid City Municipal Code are being requested as a part of this application. The submitted operations plan indicates this clinic will service small animals and will house all animals inside a climate-controlled, soundproof building.
•	The request promotes the adaptive reuse of existing structures and land in support of the expansion of a local business.

**Staff recommends that the requested Major Amendment to the Planned Development be approved with the following stipulations:**

1.	The previously approved Final Planned Development (File #01PD051) and all previous stipulations of approval are hereby acknowledged;
2.	This Major Amendment to the Planned Development shall allow for a veterinary clinic to be located on the property. The veterinary clinic shall operate in compliance with the submitted operations plan and all requirements of the Rapid City Municipal Code. All uses permitted in the General Commercial District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses shall require a Major Amendment to the Planned Development.