

Description of Request:

Tom and Carol Cleary request that the stated use of the property and building located at 1555 Catron Blvd. Rapid City SD be changed from the currently zoned use as a small animal clinic back to its original and current use as professional business offices.

The businesses operating at this location are as follows:

Cleary Building Corporation Rapid City Branch office.

This business currently employs seven employees. Four of these employees work off site at remote locations and report to this location daily. Up to four additional employees who work off site may be hired in the future. Business hours are Monday to Friday 8 am to 5pm and Saturday 8am to 12pm. There is typically one vehicle per employee in the parking lot and occasionally there are customer vehicles in the parking lot during business hours. There is also currently one crew vehicle, Ford F-350, which is parked inside the garage area of the building when not in use. An additional crew vehicle would be added with the addition of crew members. This vehicle would also be parked inside the garage area when not in use. No deliveries will be accepted at this location other than parcel deliveries by such carriers such as FedEx and UPS.

Black Hills Garage Doors.

This business currently employs three employees who report to this location daily. Two of these employees work off site at remote locations. Business hours are Monday to Friday 8am to 5pm. There are typically two employee vehicles in the parking lot and occasionally there are customer vehicles in the parking lot during business hours. This business accepts deliveries up to 3 times per month by a semi and trailer that parks in the parking area for up to 1 hr.

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Landscaping Plan 1555 Catron Boulevard Rapid City SD

The size of the property at 1555 Catron Boulevard is 2.17 acres or 94,525 square feet. The office building on this lot is 60' x 66' covering 3,960 square feet. The remainder of the property is covered in grass.

Landscaping regulations for the city of Rapid City require 1 point of landscaping for each square foot of developed land not covered by a building.

$94,525 - 3,960 = 90,565$ total points of landscaping required.

Landscape Material Points Table

Large Trees	A minimum mature spread of 45 feet. Also, evergreen trees which reach a mature height of 20 feet	2,000 points
Medium Trees	A minimum mature spread of 25 feet.	1,000 points
Small Trees	A minimum mature spread of 15 feet	500 points
Opaque Hedge	A lineal reach of 15 feet and a height of 6 feet.	500 points
Shrubs	A minimum mature height of 2 feet	250 points
Ground Cover	One square yard	100 points
Grass	One square yard	10 points

The property at this location has 68,748 square feet of grass or 7638.6 square yards which equals 76,386 landscaping points. The property also has 6 spruce trees with a mature height of at least 20' which equals 12,000 landscaping points. The grand total of landscaping points at this property is 88,386 which means that Rapid City landscaping regulations require 2,179 points more than this property provides.

The addition of two spruce trees with a mature height of at least 20' is proposed. Each of these trees will add 2,000 landscaping points bringing the total landscaping points at this property to 92,386 which exceeds the requirements by 1,821 points.

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**Parking Plan
1555 Catron Boulevard, Rapid City SD**

The building at 1555 Catron Boulevard in Rapid City has a footprint of 3,960 square feet, 1,800 square feet of that total is office space, and 2,160 square feet is used as warehouse space.

According to the Rapid City parking regulations office space requires 5 parking spaces per 1,000 sq. ft. of office space and warehouse space requires .25 parking spaces per 1,000 sq. ft. of warehouse space.

Office space = 1,800 sq. ft. /1,000 = 1.8 x 5 = 9 total parking spaces for office space

Warehouse space = 2,160 sq. ft. /1,000 = 2.16 x .25 = .54 total parking spaces for warehouse space

There are 30 parking spaces available at this location and 9.54 spaces are required based on the calculations above.

Parking for Persons with Disabilities

According to Rapid City parking regulations, parking lots with 25-50 parking spaces require a total of 2 parking spaces that are accessible for persons with disabilities. The parking lot at this location has 2 spaces that are accessible for persons with disabilities.

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