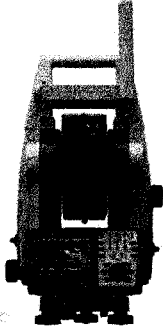


RECEIVED

DEC 23 2015

Rapid City Community Planning  
& Development Services**TRANSMITTAL LETTER****DAVIS ENGINEERING, INC.....1060 KINGS ROAD.....RAPID CITY, SD 57702**

DATE: December 22, 2015

TO: City of Rapid City Planning Department

RE: Letter of Intent for All Creatures Veterinary Hospital  
Major Amendment Planned Development

We are submitting herewith a request for a Major Amendment to the Planned Development 15PD036. This letter is written to compliment the letter attached as page 2.

The only difference between the Minor Amendment and the Major Amendment we are submitting is the request to construct a new garage on site. The new garage will utilize the existing retaining walls on the East and North side of the garage as walls for the garage. The balance of the garage will be timber framed on site.

**We are hereby requesting a zero setback adjacent to the High Rise Housing owned by Pennington County at 1805 West Fulton Street. We have contacted the owners and they initially see no objection to allowing a zero setback at their property line.**

The is no change to the drainage for the site. The garage will be located on existing asphalt with new footings for the building. Both the existing asphalt pavement and the roof of the new Garage are impervious and equal in area.

Parking for the original 15PD036 application indicated an excess of 7 parking spots on the site. We have the same number of spots as the original submittal. Four of the parking spots will now be covered.

If you have any questions please call or email. me at [davisengineering@q.com](mailto:davisengineering@q.com).

Thank you;



**Davis Engineering, Inc.**

Ronald D. Davis, PE/RLS #3095 SD 605-341-3095 / [davisengineering@q.com](mailto:davisengineering@q.com).

**LETTER OF INTENT****Proposal For Overlook Building To Become The New Location For All Creatures Veterinary Hospital**

Dean Falcon, DVM, is the primary owner of All Creatures Veterinary Hospital which he started at 907 Jackson Blvd. approximately five years ago. All Creatures Veterinary niche business serves the Rapid City community by treating all small animals such as dogs and cats as well as anything other than dogs and cats such as birds, reptiles, and small mammals as family pets.

Dr. Falcon is trained in veterinary medicine, general surgery as well as orthopedic surgery which has contributed to the growth and success of All Creatures at its' current location. Dr. Falcon donates his time and skills with rescue work including Mt. Rushmore Birds as well as the Rapid City Animal Shelter spay and neuter clinic. The ability for All Creatures to expand the size of its' building space is a critical element to serve his clients with this most necessary and well received community business. All Creatures Veterinary Hospital has outgrown its' current leased location which is approximately 2,700 square feet in size.

In order to continue to serve the needs and demands of All Creatures growing client base the facility must expand into a larger building yet stay within reasonable proximity to its' current location. Consequently, Dr. Falcon has entered into contract to purchase the 7,200 square foot building known as the Overlook Building located at 1825 Clear View Lane which is located approximately one block south and east of the current All Creatures location. The building is located on 3.125 acres of land that overlooks Jackson Blvd. to the west and may be seen from Jackson Blvd. through the parking lot between Rausch Monuments and Advanced Chiropractic.

In order to provide the appropriate land use at this location Dr. Falcon is required to go through a land use change (currently zoned General Commercial PDD) due to the Planned Development Designation attached to the General Commercial zoning category. The land use approval for veterinary use is required as a contingency of the purchase contract before closing on the Clear View Lane property. This request includes keeping one 1,680 sf space for office use on the north side of the top floor, using the remaining three existing offices on both the lower and upper floors totaling 4,176 sf for veterinary use, and leaving the remaining 1,390 sf space for common space for all uses.

The acquisition of this new space shall effectively double the current size of All Creatures Veterinary Hospital to allow the natural expansion of All Creatures business into its' foreseeable future. The new space shall alleviate the traffic congestion that All Creatures currently experiences with its' driveway located so close to the stoplight on Jackson Blvd at the W. Fulton Street intersection. One may gain access to the new location by turning off Jackson Blvd. on to Clear View Lane which then shall deliver the All Creatures clients into the very large on premise private parking lot that surrounds the Overlook Building on three sides. No physical changes shall be required to the grounds or the exterior of the building or its' utilities/drainage infrastructure in order for All Creatures Veterinary Hospital to relocate to 1825 Clear View Lane. It must be noted that the building does not lie within any designated flood plain.

The parking requirements shall meet all land use requirements without exception. There are 38 approved and constructed parking spaces under the current approved PDD plan. Under the new land use plan there shall be a total requirement of 31 parking spaces, leaving an excess of 7 parking spaces, therefore no change to the parking requirements shall be made under this proposal. (Math is as follows: OFFICE = 1,680 sf/1000 X 5; VETERINARY = 4,176 sf (1680+1248+1248)/1000 X 4; COMMON = 1,390 sf/1000 X 4; TOTAL BUILDING = 7,246 sf)

The signage originally approved in the current PDD designation shall stay the same without change in size or character. The landscaping shall be trimmed up and cleaned up due to current lack of maintenance. Over time, the exterior of the building shall be maintained or upgraded with a different exterior color and the parking lot shall be restriped and reconditioned before All Creatures business moves to this new location.

Surrounding land uses are compatible to include Park Forest used as open space to the east and south, High Density Residential that accommodates Pennington County Housing to the northeast, General Commercial in all directions that accommodates a veterinarian, PT-OT, Chiropractic, small engine repair, electronic amusement machine business, a monument/granite business and overflow parking.

Please contact Phil Olsen with Olsen Development Co., Inc. at 605-390-8868 or Dean Falcon, DVM, with All Creatures Veterinary Hospital at 605-786-4642 for further information related to this request.