

Case No. 16PD056

Legal Description:

Lot A of Lots 51 thru 60 of Block 4 of Simmons Addition, located in the NE1/4 of the NE1/4 of Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

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OCT 28 2016

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

October 28, 2016

City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Subj: **Planned Development Application – Letter of Intent
Crescent Electric Supply Company
Lot A of Lots 51 Through 60 of Block 4, Simmons Addition
Rapid City, Pennington County, South Dakota**

To Whom It May Concern:

Crescent Electric Supply Company, located at 317 Maple Avenue, is an existing electrical supply house in Rapid City. Crescent Electric is looking to expand its current industrial building.

The existing building is 14,409 sq. ft., with approximately 816 sq. ft. of retail space, 2,149 sq. ft. of office space, and 11,444 sq. ft. of warehouse area. Crescent Electric is proposing to add an additional 2,910 sq. ft. of warehouse area. The addition would be constructed on the west end of the existing structure.

Four exceptions to the city ordinances will be required as part of this project. The needed exceptions are to the following; 1. Parking Requirements, 2. Landscaping Points, 3. Lot Coverage, and 4. Building Setbacks. Descriptions to the exceptions are below.

1. Parking

Parking calculations show that there are 19 parking stalls required to serve the existing Crescent Electric building along with the proposed 2,910 sq. ft. warehouse addition. Parking calculations are included on the proposed site plan sheet 3 submitted. As part of the proposed site plan a total of 12 parking stalls will be provided that will include 1 Handicap accessible stall.

Crescent Electric will be requesting a reduction in parking stalls from the required 19 to the 12 provided.

2. Landscaping Points

Based on the existing building, building addition and existing developed area, the required landscaping point total will be 12,913 points. The current Crescent Electric site is void of any landscaping. Please refer to the proposed Landscaping sheet 5 submitted for landscaping layout and point calculations. A total of 7, 525 points will be provided.

Crescent Electric will be requesting a reduction in landscaping points from the required 12,913 points to the provided 7,525 points.

3. Lot Coverage

The existing Crescent Electric site has a lot coverage of 97 %. With the addition of the 2,910 sq. ft. of warehouse and the removal of 5,342 sq. ft. of gravel surfacing the lot coverage will be decreased to 92%.

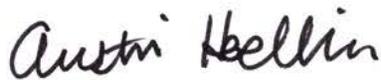
Crescent Electric will be requesting an exception to allow lot coverage of 92% from the allowed 75%.

4. Building Setbacks

The existing Crescent Electric building does not meet Light Industrial Building setbacks on the south and east sides of the building. With the proposed addition Crescent Electric will be requesting building setback reductions along the south property line, from the required 25' to a minimum of 13.5' and along the north property line, from the 25' required to a minimum of 16.6'.

If there are questions about the data, please do not hesitate to contact me at (605) 721-4040.

Sincerely,

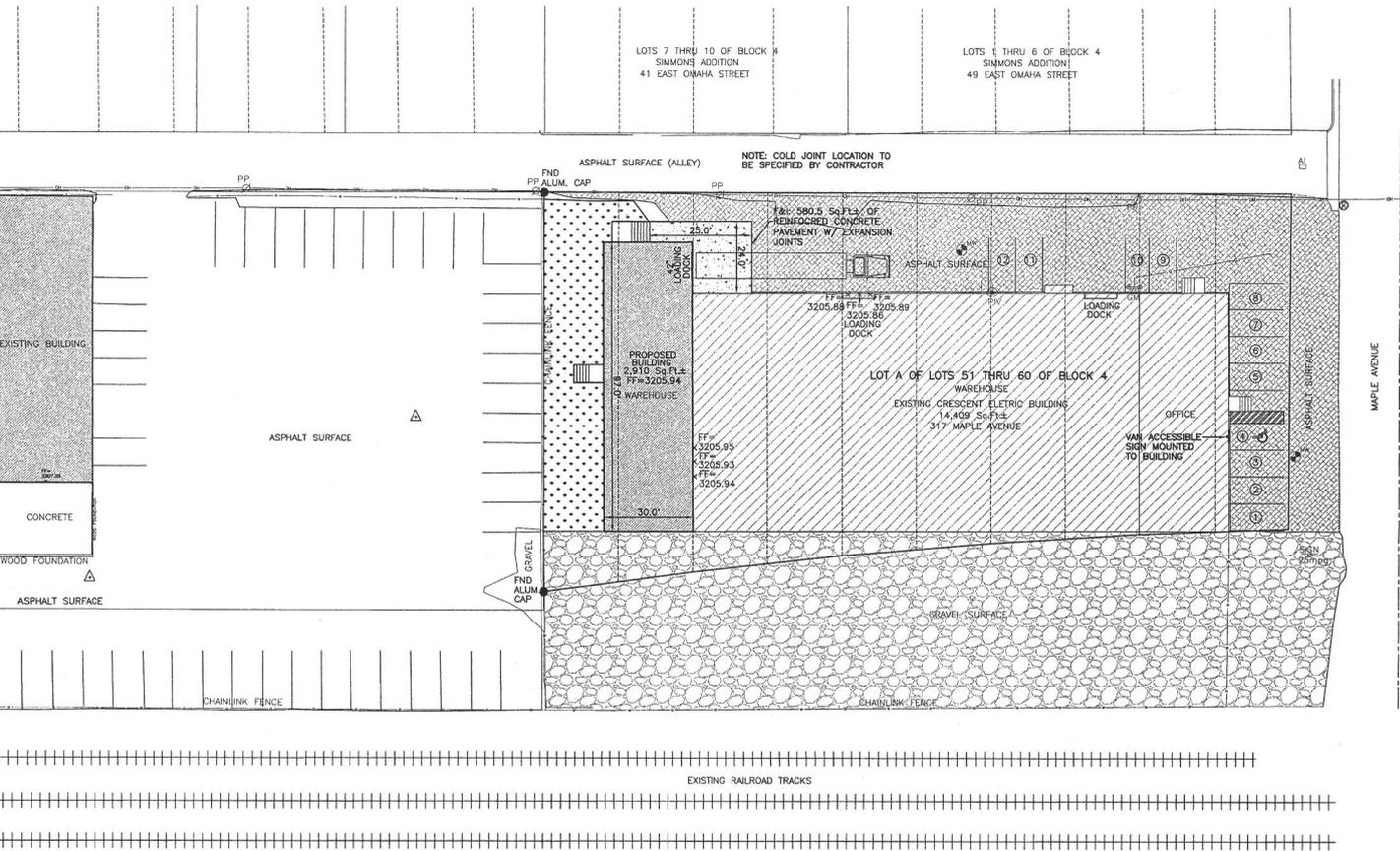


Austin A. Hoellein, E.I.T.

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UTILITIES:
LOCATE UTILITIES: SOUTH DAKOTA ONE CALL
115 Evergreen Heights Drive
Pittsburgh PA 15229
(800) 781-7474

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THEIR REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LOT COVERAGE CALCULATIONS

| | |
|---------------------|------------------------|
| 30,231.6 Sq. Ft. | LOT AREA |
| 14,409.0 Sq. Ft. | EX. BUILDING AREA |
| 2,910.0 Sq. Ft. | PROPOSED BUILDING AREA |
| 7,807.7 Sq. Ft. | ASPHALT |
| 1,971.1 Sq. Ft. | GRAVEL |
| 588.0 Sq. Ft. | CONCRETE |
| 2,272.5 Sq. Ft. | GRASS |
| 92.5% | % LOT COVERAGE |
| *EXCEPTION REQUIRED | |

PARKING CALCULATIONS

| | |
|-------------------------|-------------|
| TOTAL STALLS REQUIRED | = 19 STALLS |
| PARKING STALLS PROVIDED | = 12 STALLS |
| H.C. STALLS PROVIDED | = 1 STALLS |

TOTAL BUILDING AREA = 17,319 Sq.Ft.

| | | |
|-----------------------------------|----------------------------|-------------|
| OFFICE | = 2,149 Sq.Ft. @ 5/1,000 | = 11 STALLS |
| RETAIL | = 816 Sq.Ft. @ 5/1,000 | = 4 STALLS |
| WAREHOUSE | = 14,354 Sq.Ft. @ 25/1,000 | = 4 STALLS |
| TOTAL STALLS REQUIRED = 19 STALLS | | |

SPERLICH Consulting, Inc.
821 Columbus St., Suite 1 Rapid City SD 57701
E-MAIL: info@sperrlichconsulting.com
Engineering • Surveying • Planning

REVISIONS

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |

LEGAL DESCRIPTION:
Lot A of Lots 51 through 60 of Block 4
located in the West of the NE 1/4
located in the NW 1/4 of Section 16
Range 57N, Township 50N, County, BROWN COUNTY, SOUTH DAKOTA
SUBMITTED BY: SP
DRAWN BY: SP

SITE PLAN
LOTS 51-60 OF BLOCK 4
LOT A OF SIMMONS ADDITION

PROJECT NUMBER: **3523**
SHEET: **3/9**

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