

Case No. 16PD031

**Legal Description:**

Lot 4 and Lot 5 of Block 1 of Elks Crossing Subdivision, located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota



June 10, 2016

Mr. Robert Laroco  
Planner II – City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

**RE:** Initial-Final Planned Development – First Wesleyan Church – Elks Crossing, Rapid City, South Dakota

Dear Mr. Laroco:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City's requirements for a Initial-Final Planned Development for the proposed First Wesleyan Church at Elks Crossing in Rapid City, South Dakota.

Included with this submittal are:

1. Application
2. Vicinity Map
3. Turning Movements Exhibit
4. Building Floor Plan
5. Building Elevation Views
6. Design Reports
7. Traffic Impact Analysis
8. Site Plan

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**Project Background:**

The proposed First Wesleyan Church will be a great new addition to the City of Rapid City and will be located east of the intersection of East Minnesota Street and Marlin Drive located in the Elks Crossing Subdivision. The proposed Church will have seating for 403 people.

**Building Use and Zoning:**

See attached floorplan. The proposed building will have a first floor area of 18,292 SF.

The property is zoned Office Commercial and designated as a Planned Development.

**Parking Requirements:**

See attached site layout. Per Rapid City zoning code, a total of 101 parking spaces are required. The proposed site plan provides a total of 101 spaces of which 5 are handicap accessible spaces, meeting the zoning code.

The site and proposed uses are consistent with the assumptions found in the Traffic Impact Analysis prepared for the Elks Crossing Subdivision.

**Landscaping:**

Landscaping has been provided in accordance with the Rapid City Zoning Code.

**Sanitary Sewer, Water, and Storm Water:**

Sanitary Sewer Mains, Water Mains and Storm Water facilities have all been provided to the site. Service line locations are included with the attached site plan.

**Building Height:**

The proposed building is one (1) stories and will be no taller than 33' as measured according to RC Code. Current zoning allows for a maximum height of 35' or 3 stories.

**Lot Coverage:**

The combined size of the 2 lots that make up the site will be 4.72 acres or 205,643 SF. The proposed building has a first floor area of 18,292 SF, which equates to a lot coverage of 8.9%. Rapid City zoning code allows for maximum lot coverage of 30%.

**Signage:**

The applicant currently does not have the final design of the monument sign complete. However a future sign location is indicated on the site plan. Upon completion of the monument sign design the applicant will then submit an amendment to the Final Planned Development for the approval of the sign.

**Lighting:**

Site lighting locations have been shown on the site plan and are in accordance with RC Code.

Thank you for your assistance in this matter.

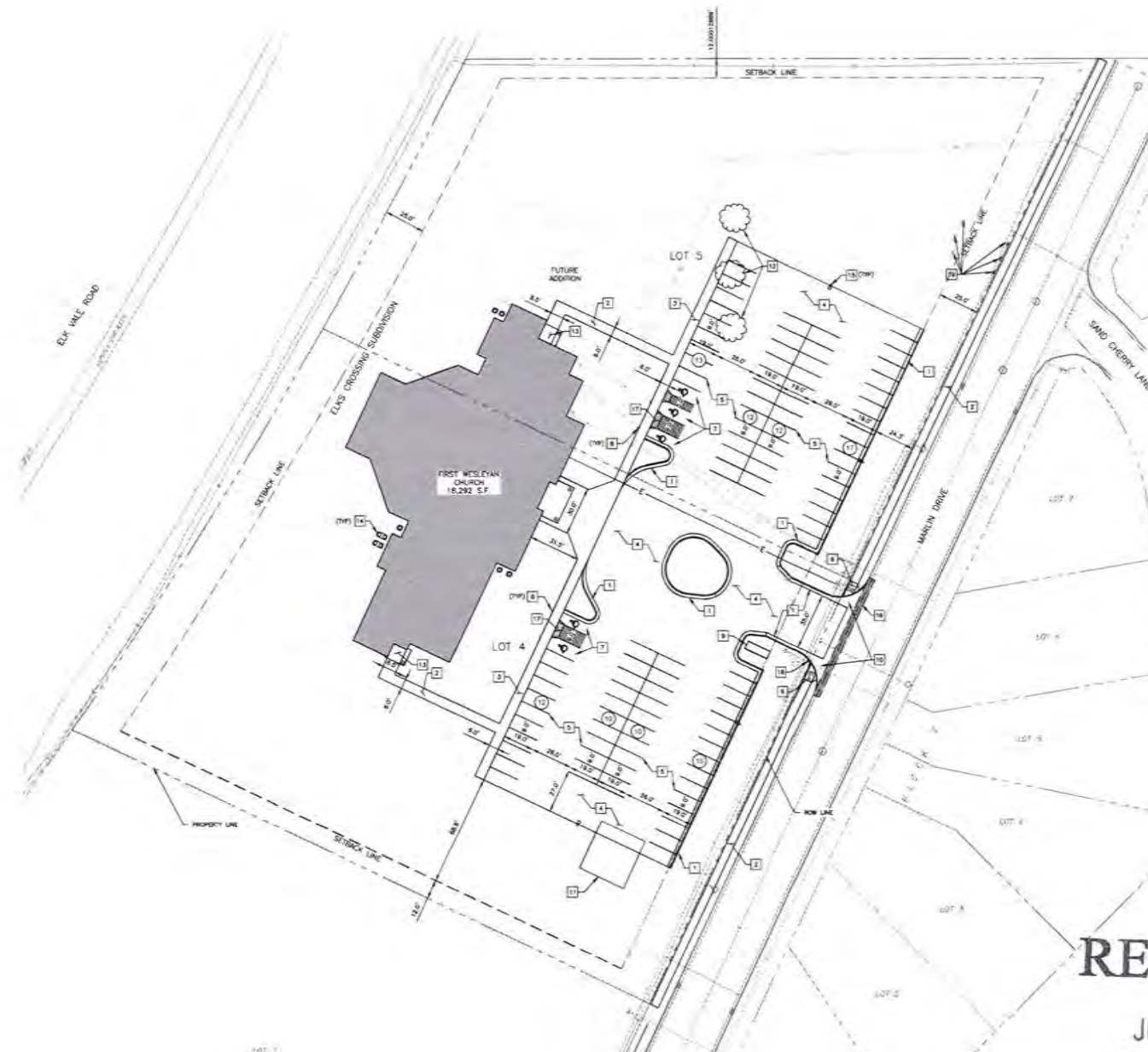
Sincerely,

KTM Design Solutions, Inc.



James Warne, PE

Enclosures



**BUILDING DATA:**  
 SITE AREA: 205,643 S.F.  
 CHURCH: 15,292 S.F.

**ZONING:** (OC) OFFICE COMMERCIAL  
 FRONT YARD SETBACK: 25'  
 SIDE YARD SETBACK: 12'  
 REAR YARD SETBACK: 25'  
 MAXIMUM HEIGHT: 35'

**MAXIMUM LOT COVERAGE FROM BUILDINGS:** 30.0%  
**PERCENT OF BUILDING COVERAGE:** 8.9%

**PARKING SUMMARY:**  
 CHURCH/STYMOCQUE = 25 PER SEAT OR 18" LINEAR BENCH  
 399 SEATS = 79 STALLS  
 157 LF OF BENCH = 26 STALLS

**TOTAL PARKING REQUIRED = 101 STALLS**  
**TOTAL PARKING PROVIDED = 101 STALLS**

**TOTAL HANDICAPPED REQUIRED:**  
 (101-150 STALLS) = 5 STALLS  
**TOTAL HANDICAPPED PROVIDED = 5 STALLS**

- NOTES:**
1. INSTALL CONCRETE CURB & GUTTER PER DETAIL A ON SHEET C1.8
  2. INSTALL CONCRETE SIDEWALK PER DETAIL B1-2 PER SHEET C1.8
  3. INSTALL THICKENED EDGE SIDEWALK PER DETAIL B ON SHEET C1.8
  4. INSTALL CONCRETE PAVING PER DETAIL C ON SHEET C1.8
  5. INSTALL 4" PAINTED WHITE PAVEMENT MARKING
  6. INSTALL HANDICAP ACCESSIBLE RAMP PER DETAIL B1-5 ON SHEET C1.8
  7. INSTALL HANDICAP PARKING SPACE PER DETAIL D ON SHEET C1.8
  8. INSTALL HANDICAP PARKING SIGN PER DETAIL E ON SHEET C1.8
  9. FUTURE MONUMENT SIGN LOCATION
  10. INSTALL CONCRETE PILE & VALLEY GUTTER PER DETAIL H0-1 ON SHEET C1.7
  11. DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS
  12. REMOVE AND DISPOSE OF TREES
  13. CONCRETE STOPS PER STRUCTURAL PLANS
  14. INSTALL A.C. UNITS PER MECHANICAL PLANS
  15. INSTALL ELECTRIC LIGHTS PER ELECTRICAL PLANS
  16. SAWCUT, REMOVE AND DISPOSE OF CURB AND GUTTER AND 2" WIDE STRIP OF EXISTING ASPHALT
  17. INSTALL ACCESSIBLE RAMP PER DETAIL F ON SHEET C1.8
  18. INSTALL STOP SIGN PER NOTES
  19. REMOVE AND RESET SIGN
  20. PARKING STALL COUNT

CITY OF RAPID CITY

Plans are prepared for general construction with applicable governmental regulations, standards, design criteria and engineering standards. The City of Rapid City does not certify the validity, accuracy or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the project and its improvements.

Engineering Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

TOWN: \_\_\_\_\_

25' 1/2" 1/2"

**KTM**  
 DESIGN SOLUTIONS, INC.  
 320 Kansas City St., Rapid City, SD 57701  
 (605) 791-3866 | (605) 791-3863  
 CIVIL ENGINEERING | LAND PLANNING  
 CONSTRUCTION ADMINISTRATION

# First Wesleyan Church Elks Crossing Subdivision

Rapid City, South Dakota

Seal:

Date:  
 06/10/16

Revisions:

Sheet Title:  
**PROJECT OVERVIEW**

Project Number:  
 2015FWC-007

Sheet Number:  
 C1.1

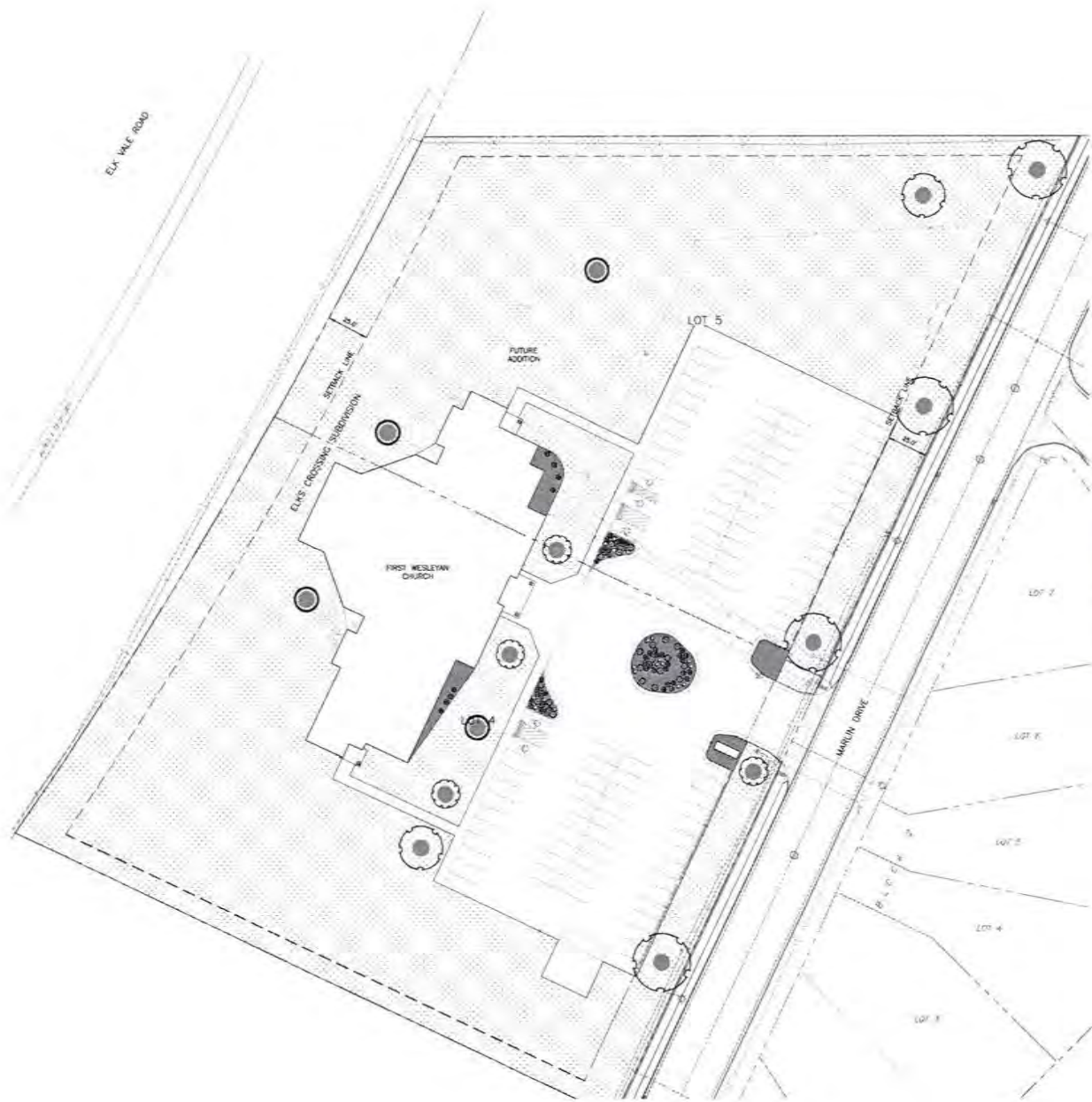
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NOTES:  
CONTRACTOR SHALL VERIFY  
PLANTING AND UTILITY LOCATIONS  
PRIOR TO PLANTING

LEGEND

- PEA GRAVEL MULCH (SEE NOTES)
- TURF GRASS (SEE NOTES)
- BALLED & BURLAPPED CONIFEROUS TREE IN MULCH RING
- BALLED & BURLAPPED TREE IN MULCH RING
- CONTAINER DECIDUOUS SHRUB
- LANDSCAPE BOULDER SETTING

PLANTING SCHEDULE

| CONIFEROUS TREES |      |                          |  |
|------------------|------|--------------------------|--|
| QTY              | KEY  | COMMON NAME              | BOTANICAL NAME                                 |
| 4                | PBLO | BLACK HILLS SPRUCE       | PICEA BLAUCA 'DENSATA'                         |
| 0                | PPPO | PONDEROSA PINE           | PINUS PONDEROSA                                |
| DECIDUOUS TREES  |      |                          |  |
| QTY              | KEY  | COMMON NAME              | BOTANICAL NAME                                 |
| 3                | TAM  | AMERICAN LINDEN          | TEUA AMERICANA                                 |
| 2                | TWAB | BOULEVARD LINDEN         | TEUA AMERICANA 'BOULEVARD'                     |
| 2                | QLTR | SHADE MASTER HONEYLOCUST | QUERCUS TRACANTHOS VAR. INERMIS 'SHADE MASTER' |
| ORNAMENTAL TREES |      |                          |  |
| 4                | MLUS | SPRING SNOW CRAB         | MALUS 'SPRING SNOW'                            |
| DECIDUOUS SHRUBS |      |                          |  |
| 43               | BRBR | PIGMY BARBERRY           | CRIMSON PIGMY BARBERRY                         |
| 29               | SPRG | GOLD FLAME SPirea        | SPIRAEA X BUNALDA 'GOLD FLAME'                 |
| 29               | SYBL | ANCHONY WATER SPirea     | SYRINGA X BUNALDA 'ANTHONY WATER'              |
| 29               | SYRD | DART'S RED SPirea        | SYRINGA X BUNALDA 'DART'S RED'                 |
| PERENNIALS       |      |                          |  |
| 0                | ACHL | PAPRKA YARROW            | ACHILLEA 'PAPRKA'                              |
| 0                | KONG | PURPLE DOME ASTER        | ASTER KONKA-ANGALAE 'PURPLE DOME'              |
| 0                | CANX | FEATHER REED GRASS       | CALAMAGROSTIS X ACUTYLLORA 'KARL FOERSTER'     |
| 0                | HEMR | STELLA D'ORO DAYLILY     | HEMEROCALLIS 'STELLA D'ORO'                    |

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Engineering: \_\_\_\_\_ Date: \_\_\_\_\_

TITLE: \_\_\_\_\_

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Elks Crossing Subdivision**  
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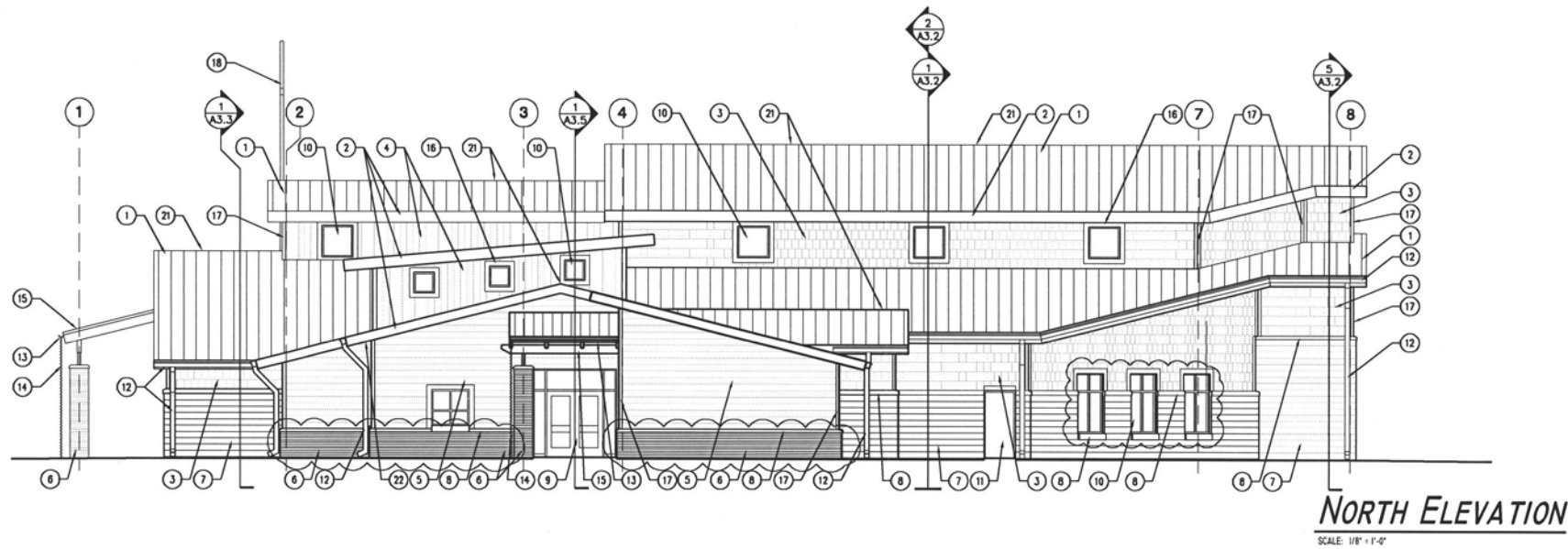
Date: 06/10/16  
Revisions:

Sheet Title:  
LANDSCAPING PLAN

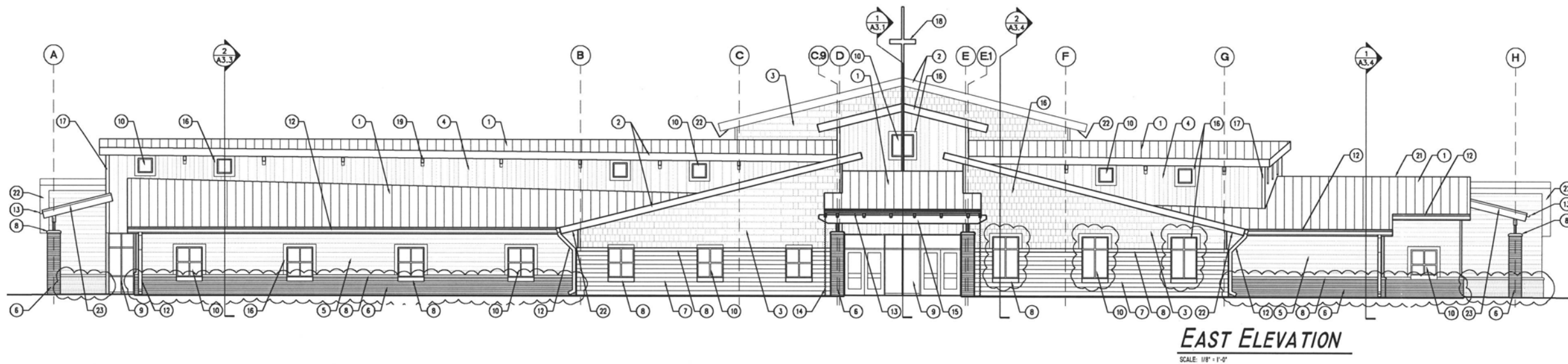
Project Number:  
2015FWC-007

Sheet Number:  
C1.5





- ELEVATION NOTES**
- 1 STANDING-SEAM METAL ROOF (BERRIDGE 24 GAUGE CEE-LOOK PANEL)
  - 2 PRE-FINISHED METAL FASIA (COLOR TO MATCH ROOF)
  - 3 PRE-FINISHED METAL SHINGLE (BERRIDGE 24 GAUGE CLASSIC SHINGLES)
  - 4 PRE-FINISHED VERTICAL METAL PANEL (BERRIDGE 24 GAUGE HR-16)
  - 5 PRE-FINISHED HORIZONTAL METAL PANEL (BERRIDGE 24 GAUGE HR-16)
  - 6 FACE BRICK VENEER
  - 7 ROCKET FACE CMU (ARRISCRAFT RENAISSANCE)
  - 8 PRE-CAST CONCRETE SILL/CAP
  - 9 ALUMINUM STOREFRONT W/ INSULATED GLASS
  - 10 ALUMINUM WINDOW W/ INSULATED GLASS
  - 11 HOLLOW METAL DOOR AND METAL FRAME - GALVANIZED/PAINT
  - 12 6\"/>



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

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**Master Builder  
Associates**  
ARCHITECTS & CONSTRUCTION MANAGERS

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**First Wesleyan Church  
Plum Creek Subdivision**  
Rapid City, South Dakota

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Date: **1/11/16**  
Revisions: **5-25-16**

Sheet Title:  
**EXTERIOR  
ELEVATIONS**

Project Number:  
**2015FWC-007**

Sheet Number:  
**A2.1**