Case No. 18PD013

Legal Description:

Lots 1 thru 28 and adjacent vacated alley of Block 14 of Feigels Addition, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
LETTER OF INTENT

MAJOR AMENDMENT TO PLANNED DEVELOPMENT FOR
ABRA AUTO BODY AND GLASS EXPANSION
LOCATED AT 350 NORTH LACROSSE STREET
RAPID CITY, SD

LOCATED ON LOTS 1 THRU 28 AND ADJACENT VACATED ALLEY
OF BLOCK 14 OF FEIGEL’S ADDITION, LOCATED IN SECTION 31, T2N, R8E,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

MK Land LLC intends to enlarge the building at the site as well as make parking, drainage, and landscape improvements. The site will remain an auto body and glass repair facility. This type of use on the property is allowed per the April 1994 Major Amendment to a Planned Commercial Development.

The expanded project will provide increased employment. Current estimate is that the project will add 14 skilled technician jobs at the facility.

The existing cellular communication tower, allowed under 15PD027, will remain. The access and utility easement to the cell tower site is being relocated per agreements with the cell tower owner. Relocation agreements will be recorded at the Pennington County Courthouse before work begins on the building expansion.

No changes to the existing site signage are proposed.

The site is zoned General Commercial. The project is intended to meet the requirements of the General Commercial Zoning district with certain exceptions being requested. The site is located along a Priority Revitalization Corridor identified in the Comprehensive Plan. The Comprehensive Plan (1) expresses support for reinvestment and infill development along these corridors, (2) expresses support for mixed use which this project provides, and (3) suggests incentives to reduce development barriers and encourage infill and redevelopment. The following exception requests are thus considered reasonable and justified to support the development:

- **Reference Municipal Code 17.50.300 F.1.a.** - It is requested that landscaping in the Right of Way be allowed to account for 40% of the required points in lieu of the 25% allowed by code. This is judged a reasonable request to provide buffer to adjacent properties and because the existing right of ways are wider than normal.
- **Reference Municipal Code 17.50.300 E.1.c.** - It is requested that no landscape islands be required. Rather, the proposed onsite landscaping is grouped to provide visual buffering from the LaCrosse Street. Additional landscaping is proposed in the right of way around the perimeter of the site to provide better buffers from adjacent properties.

- **Reference Municipal Code 17.50.340 C.1** - It is requested that a retaining wall in excess of 4’ in height be allowed in the front yard setback along East New York Street. It is requested an exposed wall face not to exceed 6’ in height be allowed in this front yard setback. Further it is requested that a 4’ tall chain link fence be allowed on top of the wall. A guard rail is also proposed at the retaining wall along the adjacent parking lot.

- **Reference Municipal Code 17.50.340 C.1** - It is requested that 6’ tall screening fence plus anti-climb barb wire be allowed without setback from the right of way lines at the locations indicated on the drawings. This fence location is consistent with the 1994 plans for the original construction at the site. The fence at the NE corner of the site remains chamfered for site triangle, the fence will be chamfered at the SE corner of the site for site triangle, and the pedestrian site triangle is provided at the east side gate.

(End Letter of Intent)

**RECEIVED**

MAR 29 2018

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT