Case No. 19PD002

Legal Description:

Lot 2 of Block 2 of Rushmore Crossing Subdivision, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

RE: Final Planned Development – New Jimmy Johns Store – Rushmore Crossing Subdivision, Rapid City, South Dakota

Dear Review Engineer:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for a Final Planned Development for the proposed building development located on Lot 2, Block 2, in Rushmore Crossing located within the City limits of Rapid City, South Dakota.

Included with this submittal are:
1. Application & fee
2. Vicinity Map
3. Site Plans
4. Conceptual Building Elevations
5. Building Floor Plan
6. Turning Movements Exhibit
7. Preliminary Design Report

Project Background:
The proposed building development consists of one phase. The site improvements include necessary storm sewer, water and sewer services, pavement, dumpster enclosure, and related improvements to facilitate and encourage patrons to use the services of the businesses on this lot. This building is being constructed for a Jimmy Johns sandwich shop in mind with an additional lease space for a yet to be determined lessee.

Building Use and Zoning:
The proposed building is 3,960 sq. ft gross and contains a two lease spaces.

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

Parking Requirements:
See attached site layout. Per Rapid City zoning code, 11 parking spaces per 1,000 SFGFA for fast food space, and 7 spaces for staking per each drive thru lane. Requiring a total of 44 spaces. We are providing 45 total parking spaces. Four handicap spaces are provided which is one more than required by code.

No exceptions to the parking code are requested.

Landscaping:
See attached landscaping plan.

Sanitary Sewer, Water, and Storm Water:
See attached Plans.

Water service and an 18” RCP for storm sewer have been provided to the lot. Sanitary Sewer service will require a temporary closure of one lane of traffic on Eglin Street in order to provide service to the lot. See attached development design report for details.
Building Height:
The proposed building is one (1) stories and will be no taller than 45' as measured according to RC Code. Current zoning allows for a maximum height of 45' or 4 stories. See attached architectural plans for elevation views.

Lot Coverage:
The size of the lot is 0.96 acres or 41,818 SF. The proposed building has a floor area of 3,960 SF, which equates to a lot coverage of approximately 9.5%. Rapid City zoning code allows for maximum lot coverage of 75%.

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

Signage:
Signage is proposed to include signage located on the building and a ground-based sign located near the Eglin Street Right-of-Way as identified on the Site Plan. An example of the proposed signage to be located on the building is included as an attachment. No electronic reader board is being proposed with this planned development. The proposed signage will be in accordance with RC Code.

Thank you for your assistance in this matter. Please do not hesitate to call if you have any questions.

Sincerely,
KTM Design Solutions, Inc.
(605) 791-5866

 Kyle Hibbs

Enclosures

RECEIVED
JAN 11 2019
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT