Case No. 19PD010

Legal Description:

Lot A of Blocks 3 and 4 of Rapid Valley Subdivision, located in Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
March 26, 2019

Ken Young – Director
Community Development
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Planned Industrial Development – Major Amendment
Lot A of Blocks 3 and 4 of Rapid Valley Subdivision
Black Hills Exteriors – 2507 E St Patrick Street

Director Young:

On behalf of owners Chad Enger and Trevor Schmidt (Partners of Highland Properties LLC) dba Black Hills Exteriors, we are requesting a Major Amendment to the existing Planned Development (10PD041) for the above described property.

Black Hills Exteriors seeks to locate their business operations (office, storage, etc.) at this location. The proposed use will include business offices and material/equipment storage for residential and commercial roofing, siding and gutters. It is anticipated that there will be 15-25 employees and that standard hours of operation will be Monday – Friday from 8 am to 5 pm. Seasonal hours may vary from 8 am to 4 pm M-F during winter months and 7 am to 6 pm M-Saturday during the summer.

There are 3 proposed phases of development:

Phase I – will consist of the remodeling of the northerly portion of the existing structure into office and storage space. Portions of the existing building which connect to a secondary storage building will be removed and reconstructed. This phase will be completed in 2019-2020. Total requisite paved parking for the property (10,192 @ 2.1/1,000 = 22 spaces) will be provided in this phase. Screening of the north portion of the enclosed storage yard will be provided with slats in the existing chain link fence. Public sidewalk will be provided on East St. Patrick Street for this portion of development. Sidewalk along Sedivy Lane was waived by Council. The existing 12’ x 24’ on-site sign will be utilized per the attached sign information. Additional lighting will be provided in the areas indicated and with fixtures similar to the provided diagrams.
Phase II – will consist of the reconstruction of the middle storage building and the installation of a 16' wide paved circulation aisle. Completion of this phase is anticipated between 2020 and 2025. The enclosed/fenced yard area will be utilized for storage of materials and equipment. Screening of the east and west portions of existing chain link fence will be provided by the addition of slats. The south portion of fence (wood) will remain. Additional lighting will be provided as indicated.

Phase III – specific development and timing (2025+) is undetermined at this time but is anticipated to meet requirements of the underlying Light Industrial zoning district and include installation of public sidewalk along East St. Patrick Street.

This location provides an excellent base of operations for Black Hills Exteriors and supports their contributions to our local business and housing markets. The use is similar to the previously approved use, will have negligible impact on adjoining uses, and is compatible with similar uses on the north side of E St. Patrick Street.

Your time and consideration of this application is greatly appreciated and we respectfully ask for your support of this Planned Development Amendment.

Sincerely,
FI SK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Finck
President

jlf
encl

RECEIVED
MAR 27 2019
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
East St. Patrick Street

LEGEND

- Utility Pole
- Guy Wire
- Street Light
- Telephone Box
- Telecommunications Pedestal
- Sign
- Chain Link Fence
- Barb Wire Fence
- Underground Electric
- Natural Gas Line
- Overhead Utility Line
- Sanitary Sewer Line
- = Found Survey Monument as noted

Minor detail may not be shown due to snow cover at the time of survey.

Surveyed by: BLML
Date: 3/14/06
Drawn by: BLRWF
Checked by: RWF
Revisions
Site Map
1 of 6
Project No. 19-01-04
East St. Patrick Street

LANDSCAPING NOTES:

Phase 1 Lot Area: 31,129 SF
Phase 1 Building Footprint: 5,562 SF
Required Landscape Pts: 25,477 Pts

Proposed Planting Key

1. Turf 10/SY
   1249 SY = 12,490 Pts

2. Large Deciduous Tree (2,000 pts)
   4 @ 2,000 = 8,000 Pts

3. Medium Deciduous Tree (1,000 pts)
   3 @ 1,000 = 3,000 Pts

4. Small Deciduous Tree (500 pts)
   14 @ 500 = 7,000 Pts

Proposed Total = 30,490 Pts

Pose 2 Point allocation = 5,013 Pts

Landscape Planting Note

Irrigation for landscape is not included hereon, and shall be an owner item, to be coordinated with the General Contractor.

Plantings and placement reflect the ability of the site to sustain compliance with the landscape ordinance. This plan shall not, however, constrain the owner from exercising personal discretion for individual landscape items based on seasonal availability and preference — provided that conformance to the ordinance is continually met.
East St. Patrick Street

LANDSCAPING NOTES:

Phase 2 Lot Area: 37,183 SF
Phase 2 Building Footprint: 4,540 SF
Required Landscape Pts: 32,843 Pts

Proposed Planting Key:

1. Turf 10/SF
   1036 SF = 10,360 Pts

2. Large Deciduous Tree (2,000 pts)
   Bur Oak or Potmore Ash
   4 @ 2,000 = 8,000 Pts

3. Medium Deciduous Tree (1,000 pts)
   Aspen
   6 @ 1,000 = 6,000 Pts

4. Small Deciduous Tree (500 pts)
   Canada Red Cherry
   7 @ 500 = 3,500 Pts

Proposed Subtotal = 27,860 Pts
Phase 1 surplus = 5,013 Pts
Proposed Total = 32,873 Pts

Landscape Planting Note

Irrigation for landscape is not included herein, and shall be an owner item, to be coordinated with the General Contractor.

Plantings and placement reflect the ability of the site to sustain compliance with the landscape ordinance. This plan shall not however, constrain the owner from exercising personal discretion for individual landscape items based on seasonal availability and preference - provided that conformance to the ordinance is continually met.

Lot A of Blocks 3 and 4 of Rapid Valley Subdivision
NE1/4 NE1/4 Section 6, T1N, R9E, B.H.M.
City of Rapid City, Pennington County, South Dakota

Surveyed by:
BILML
Date:
3/14/08

Drawn by:
BLRHF

Checked by:
RWF

Revisions:

Landscape Plan (Rev. 2)
6 of 6
Project No.
19-01-04