

# POWER HOUSE PUD ZONE DOCUMENT RAPID CITY, SOUTH DAKOTA KTM PROJECT NO. 18-0980

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### LEGAL DESCRIPTION

UNPLATTED BALANCE OF N1/2 OF THE NW1/4 OF THE NW1/4,  
LYING OUTSIDE RAPID CITY CORP BOUNDARY  
LOCATED IN SECTION 24, TOWNSHIP 1 NORTH, RANGE 7 EAST, BLACK HILLS MERIDIAN,  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

More fully described as follows:

Commencing at the Northwest Corner of Lot 1 of Block 5, common to Brooke St. Right of Way, of Tyler Knue Subdivision, located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning;

Thence first course: with the easterly right of way of Brooke Street, N02°18'52"E, a distance of 185.00 feet to the north line of Section 24, T2N, R7E, B.H.M.;

Thence second course: with said north line, S87°41'09"E, a distance of 209.95 feet;

Thence third course: leaving said north line, S19°39'07"E, a distance of 114.51 feet;

Thence fourth course: S29°22'49"W, a distance of 48.42 feet;

Thence fifth course: S38°29'15"E, a distance of 34.97 feet;

Thence sixth course: S32°50'03"W, a distance of 44.46 feet;

Thence seventh course: S21°07'35"E, a distance of 89.87 feet;

Thence eighth course: S43°47'08"E, a distance of 52.74 feet;

Thence ninth course: S05°39'55"W, a distance of 33.81 feet;

Thence tenth course: S56°17'26"E, a distance of 25.19 feet;

Thence eleventh course: S00°11'31"E, a distance of 25.40 feet to the northerly boundary of Tyler Knue Subdivision;

Thence twelfth course: with said northerly boundary, S86°10'17"W, a distance of 79.29 feet;

Thence thirteenth course: continuing with said boundary, on a non-tangent curve turning to the right with an arc length of 68.03 feet, with a radius of 176.00 feet, with a chord bearing of N48°42'43"W, with a chord length of 67.61 feet;

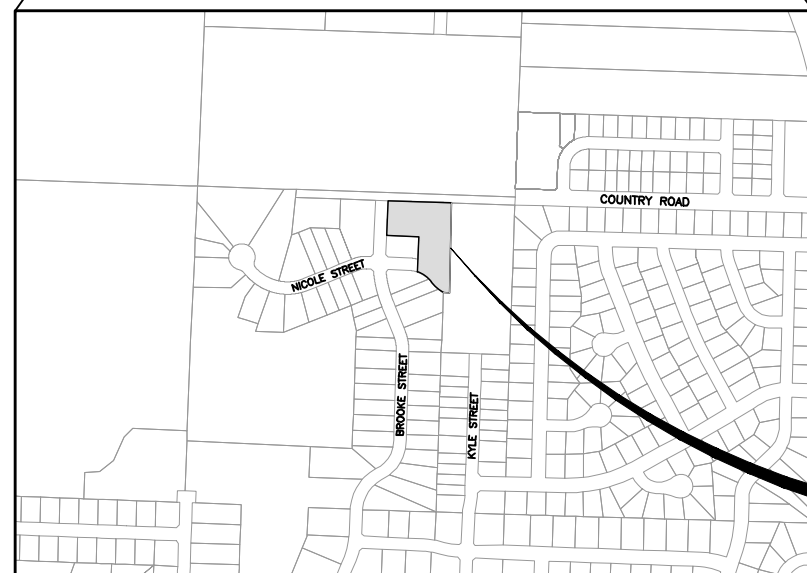
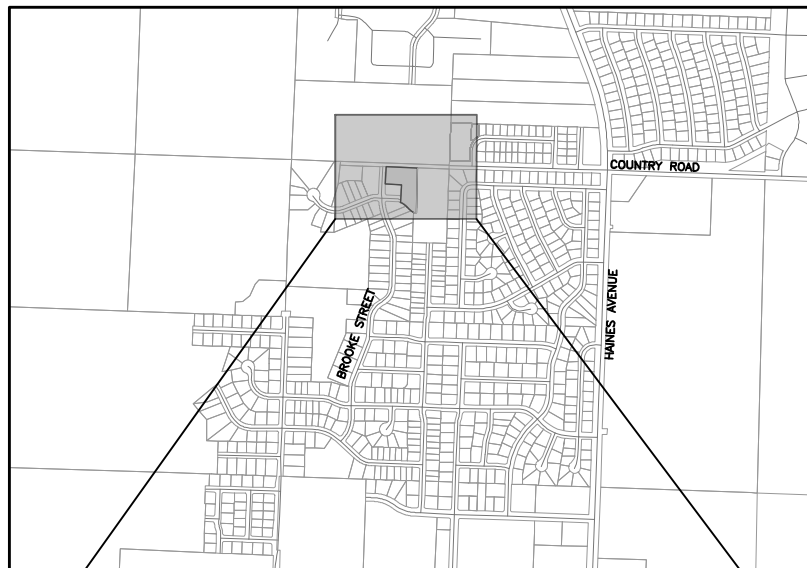
Thence fourteenth course: continuing with said boundary, on a curve turning to the left with an arc length of 71.73 feet, with a radius of 124.00 feet, with a chord bearing of N54°14'08"W, with a chord length of 70.73 feet;

Thence fifteenth course: continuing with said boundary, N02°18'52"E, a distance of 147.34 feet;

Thence sixteenth course: continuing with said boundary, N87°41'09"W, a distance of 135.00 feet; to the point of beginning.

Said parcel contains 1.63 acres more or less.

## RAPID CITY, SOUTH DAKOTA



## PROJECT LOCATION MAP NOT TO SCALE

## PROJECT LOCATION

## APPROVAL CERTIFICATES

### CERTIFICATE OF MAYOR

I, Mayor of the City of Rapid City, do hereby certify that the City Council of the City of Rapid City has approved, this Planned Unit Development (PUD) Zone Document as shown hereon.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Mayor of the City of Rapid City

### CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR

I, Community Development Director of the City of Rapid City, have reviewed this Planned Unit Development (PUD) Zone Document and have found it to conform to requirements of Chapter 17.50.060 of the Rapid City Municipal Code and as such I have approved the PUD Zoning District.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Community Development Director of the City of Rapid City

### CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, Public Works Director of the City of Rapid City, have reviewed this Planned Unit Development (PUD) Zone Document and have found it to conform to requirements of Chapter 17.50.060 of the Rapid City Municipal Code and as such I have approved the PUD Zoning District.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Public Works Director of the City of Rapid City

### CERTIFICATE OF OWNERSHIP

State of South Dakota  
County of Pennington S.S.

I, \_\_\_\_\_, Managing Member of CITCRA, LLC, do hereby certify that I am the owner as shown and described hereon; that the survey was done at my request for the purpose indicated hereon; that I do hereby approve the survey and within Planned Unit Development (PUD) Zone Document of said land; and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

In witness whereof, I have set my hand and seal.

By: \_\_\_\_\_  
\_\_\_\_\_, Managing Member of CITCRA, LLC.

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary

Public, personally appeared \_\_\_\_\_, known to me to be the person described in the foregoing instrument and acknowledged to me that he/she signed the same.

NOTARY PUBLIC: \_\_\_\_\_

My commission expires: \_\_\_\_\_

### CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota  
County of Pennington S.S.

Filed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock  
\_\_\_\_ M. in Document # \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds

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CONSTRUCTION ADMINISTRATION



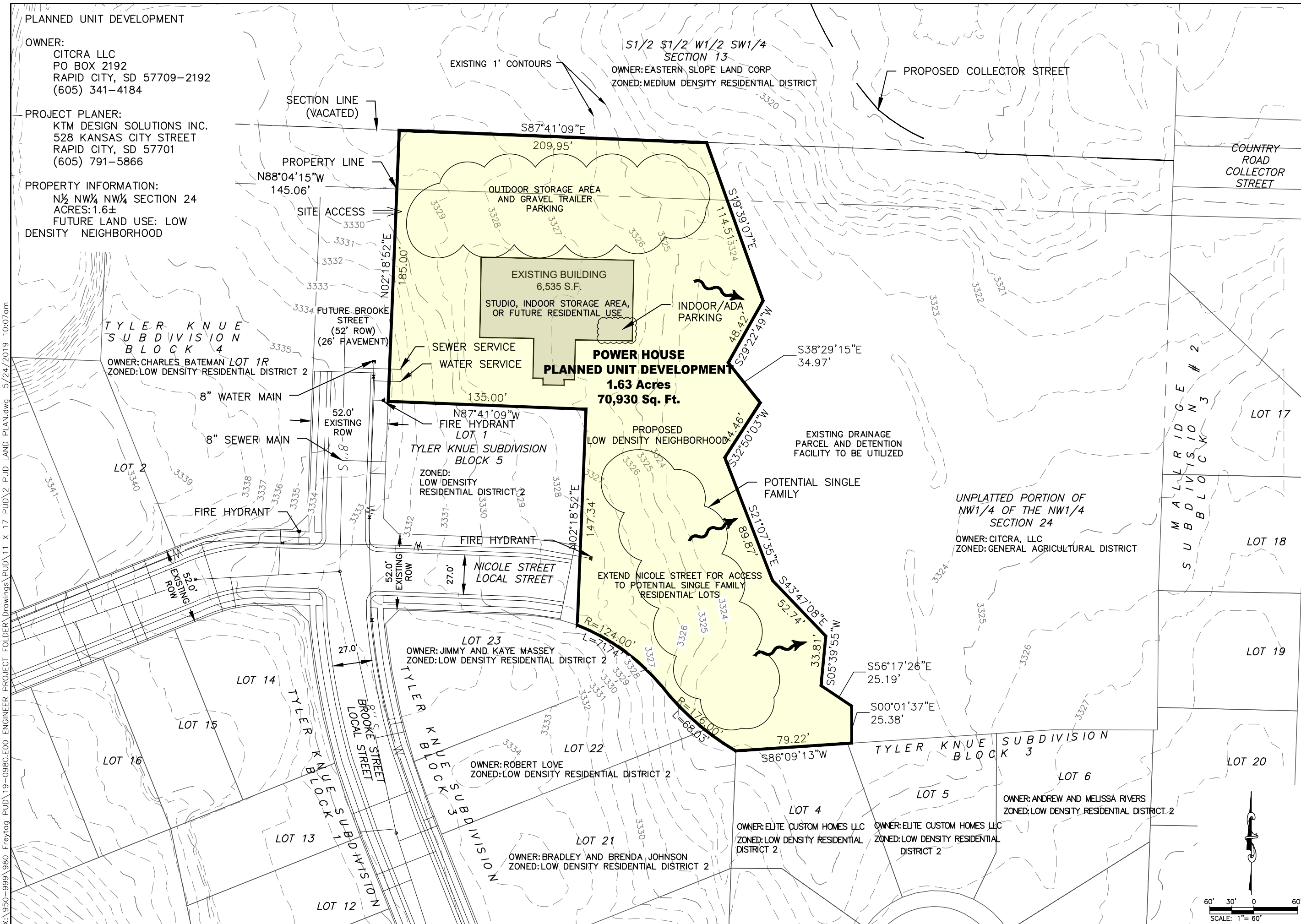
POWER HOUSE  
PUD ZONE DOCUMENT

COVER SHEET

Sheet Number:  
1 OF 6

X:\950-999\980 Freytag\_PUD\19-0980.E00 ENGINEER PROJECT FOLDER\Drawings\PUD\11 X 17 PUD\2 PUD LAND PLAN.dwg 5/24/2019 10:07am

PLANNED UNIT DEVELOPMENT  
OWNER:  
CITCRA LLC  
PO BOX 2192  
RAPID CITY, SD 57709-2192  
(605) 341-4184  
PROJECT PLANNER:  
KTM DESIGN SOLUTIONS INC.  
528 KANSAS CITY STREET  
RAPID CITY, SD 57701  
(605) 791-5866  
PROPERTY INFORMATION:  
N½ NW¼ SECTION 24  
ACRES: 1.6±  
FUTURE LAND USE: LOW  
DENSITY NEIGHBORHOOD



S1/2 S1/2 W1/2 SW1/4  
SECTION 13  
OWNER: EASTERN SLOPE LAND CORP  
ZONED: MEDIUM DENSITY RESIDENTIAL DISTRICT

COUNTRY  
ROAD  
COLLECTOR  
STREET

Internal Job No: KTM #19-980	Designed By: KH	Drawn By: NR
Surveyed By: N/A	Survey Date: N/A	

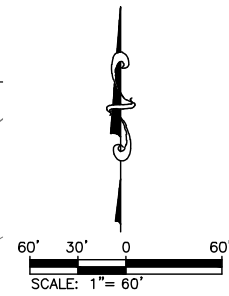
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POWER HOUSE  
PUD ZONE DOCUMENT

Sheet Name:  
**LAND PLAN SHEET**  
Sheet Number:  
**2 OF 6**



DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT HAS THE AUTHORITY TO ADMINISTRATIVELY APPROVE VARIANCES AND EXCEPTIONS TO THE BULK STANDARDS AND THE SITE DEVELOPMENT STANDARDS WHERE THERE IS A INCREASE OR DECREASE OF 30% OR LESS.

BUILDING BULK STANDARDS TABLE							
LOT AREA & BUILDING STANDARDS	LOT FRONTAGE	LOT AREA	BUILDING MAXIMUM SIZE	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	BUILDING HEIGHT
MINIMUM	50'	6,500 SF 8,000 SF - 2-UNITS	N/A	20'	25'	8' - 1-STORY 12' - 2-STORY	10'
MAXIMUM PRINCIPLE STRUCTURE	N/A	N/A	NOT TO EXCEED 30% LOT COVERAGE	N/A	N/A	N/A	35'
MAXIMUM ACCESSORY STRUCTURE	N/A	N/A	1,500 SF	N/A	N/A	N/A	15'
PARKING STANDARDS							
PER RCMC 17.50.270							
SIGN STANDARDS							
PER RCMC 17.050.100 FOR A COMMERCIAL BUILDING							
NO OUTDOOR READER BOARD/LED SIGNAGE ALLOWED							
LANDSCAPE STANDARDS							
PER RCMC 17.50.300 FOR COMMERCIAL BUILDING							

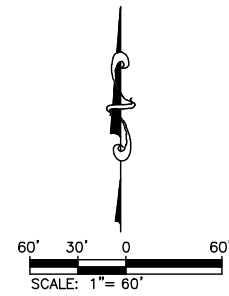
Internal Job No: KTM #19-980  
 Designed By: KH  
 Drawn By: NR  
 Surveyed By: N/A  
 Survey Date: N/A

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POWER HOUSE  
 PUD ZONE DOCUMENT



Sheet Name:  
**BUILDING BULK STANDARDS AND SITE DEVELOPMENT STANDARDS**

Sheet Number:  
**3 OF 6**

X:\950-999\980 Freytag\_PUD\19-0980.E00 ENGINEER PROJECT FOLDER\Drawings\PUD\11 X 17 PUD\3-4-BUILDING BULK STANDARDS LAND USE.dwg 5/24/2019 10:07am

LAND USES	PERMITTED	CONDITIONAL
PHOTO STUDIO (INDOOR)	P	
PHOTO STUDIO (OUTDOOR)		C
VIDEOGRAPHY STUDIO (INDOOR)	P	
SCREENED OUTDOOR STORAGE	P	
REDEVELOPMENT OF EXISTING BUILDING TO SINGLE FAMILY RESIDENCE	P	
ADMIN OFFICE	P	
ALL PERMITTED AND CONDITIONAL USES PURSUANT TO 17.10 & 17.44 OF THE RCMC		

1. USES PERMITTED

1.1. ANY USE PERMITTED BY CHAPTER 17.10 (LDR-1), AND CHAPTER 17.44 (LDR-2) OF THE CITY OF RAPID CITY, SOUTH DAKOTA CODE OF ORDINANCES.

SUPPLEMENT ZONING REGULATIONS

PERMITTED USES

GENERAL OFFICE USE FOR ADMINISTRATION OF THE PHOTOGRAPHY AND VIDEOGRAPHY BUSINESS  
 INDOOR PHOTOGRAPHY & VIDEOGRAPHY STUDIO  
 LOADING AND UNLOADING OF EQUIPMENT FOR OFF-SITE USE  
 STORAGE OF EQUIPMENT INSIDE OF THE SHOP FACILITY AND WITHIN THE COMPANY'S ENCLOSED TRAILERS AND SCREENED OUTDOOR STORAGE AREA  
 ROUTINE MAINTENANCE OF SOUND, LIGHTING AND EVENT EQUIPMENT INSIDE THE SHOP FACILITY

HEIGHT REGULATIONS:

NO BUILDING OR STRUCTURE SHALL EXCEED 3 STORIES OR 45' FOR COMMERCIAL BUILDINGS PER RCMC  
 NO BUILDING OR STRUCTURE SHALL EXCEED 2.5 STORIES OR 35' FOR RESIDENTIAL BUILDINGS PER RCMC

Internal Job No: KTM #19-980	Designed By: KH	Drawn By: NR
Surveyed By: N/A	Survey Date: N/A	

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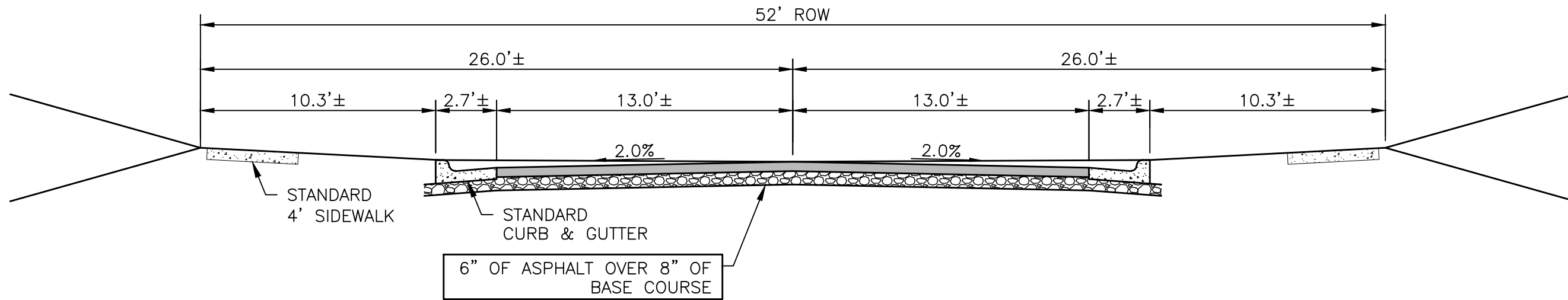
POWER HOUSE  
PUD ZONE DOCUMENT

Sheet Name:

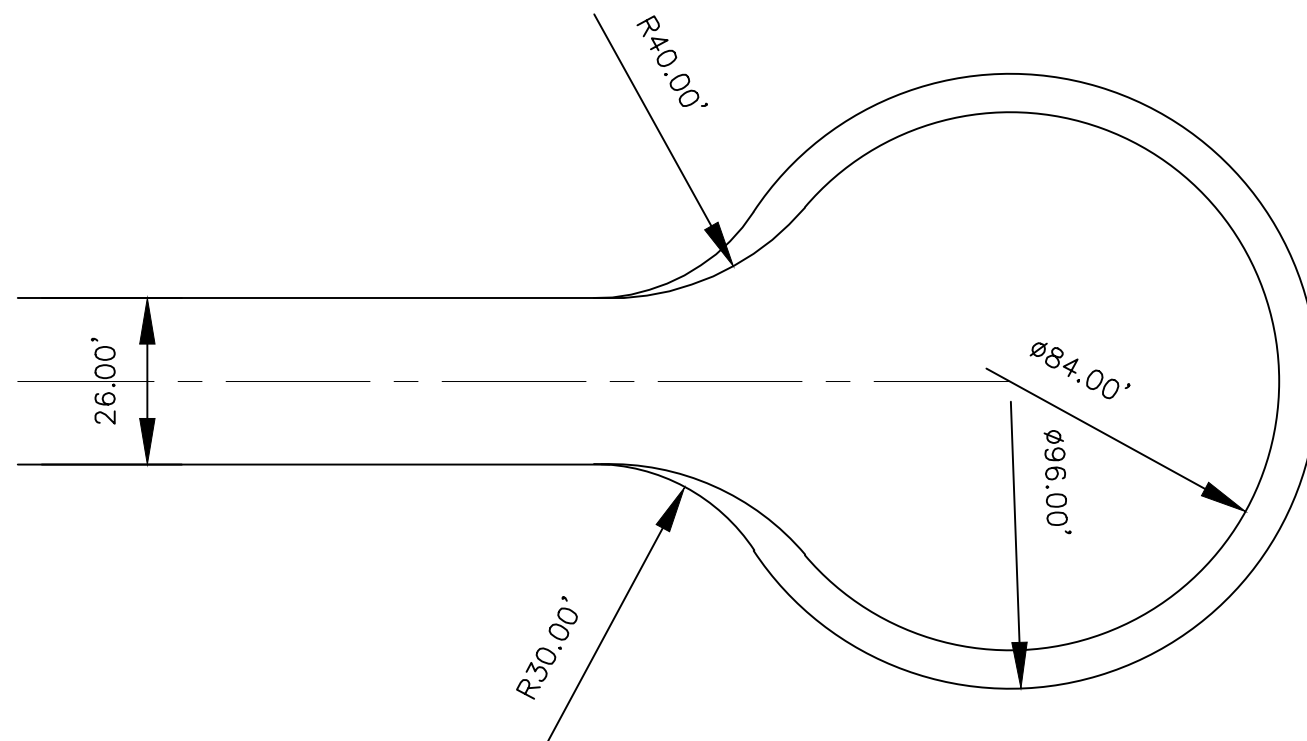
**LAND USE SCHEDULE**

Sheet Number:  
**4 OF 6**

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**BROOKE & NICOLE STREET  
TYPICAL SECTION**  
SCALE: 1"=5'



**NICOLE STREET CUL-DE-SAC  
TYPICAL LAYOUT**  
SCALE= 1"=30'

Internal Job No: KTM #19-980	Designed By: KH	Drawn By: NR
Surveyed By: N/A	Survey Date: N/A	

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**POWER HOUSE  
PUD ZONE DOCUMENT**

Sheet Name:  
**PUBLIC AND PRIVATE  
IMPROVEMENTS**

Sheet Number:  
**5 OF 6**

DESIGN STANDARDS

BUILDING CONSTRUCTION

BUILDING MATERIALS WILL CONSIST OF COMMONLY UTILIZED MATERIALS AND COLORS AND SHALL BE IN ACCORDANCE WITH THE IFC AND IBC, CURRENT EDITION.

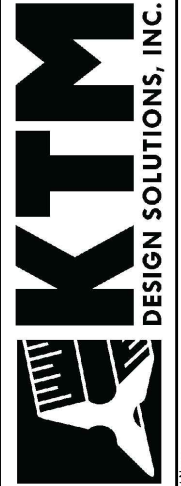
FENCING:

FENCING SHALL BE DURABLE IN CONSTRUCTION AND NO HIGHER THAN 8' TALL AND LOCATED OUTSIDE OF SIGHT TRIANGLES.

Internal Job No: KTM #19-980	Designed By: KH	Drawn By: NR
Surveyed By: N/A	Survey Date: N/A	

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POWER HOUSE  
PUD ZONE DOCUMENT

Sheet Name: <b>DESIGN STANDARDS</b>
Sheet Number: <b>6 OF 6</b>