Case No. 19PD047

Legal Description:

Lot 1 of Poplar Subdivision, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
January 29, 2020

RE: Final Planned Development Overlay  
Written Statement

Intended Use

- The main purpose of this Planned Development Overlay is for Godfrey Brake to be able to construct a 68’ x 100’ addition onto the south end of their existing structure.
- The addition is being placed where there is concrete pavement. This location is where large trucks and equipment the company repairs and services are currently worked on, weather permitting, when the shop is full.
- The small addition would allow for the repairs to be completed within the structure.
- No additional uses are proposed, this small addition will simply allow the repair services that are being performed to be done so within the structure.

- Godfrey Brake has been in business at this location for nearly 50 years and the last addition was 18 years ago. This addition exceeds the City’s 20% envelope/limit for expansion which requires this Rapid City business to bring its established site to meet current standards and requirements.
  - This requirement creates a substantial hardship for this local business.
  - The addition simply allows for their existing operation to function year-round and is in response to competing businesses around the area without having to relocate outside of the City limits.

Setbacks

- Existing front setback is 34’
- Existing rear setback is 155’
- North side setback is existing as 25’
- Proposed south side setback is 203’

Structure Height

- There is no increase to the existing building height.
- The structure within the boundary of the Planned Development has a peak height of 26’-4”.

Driveway Approach

- Approach locations shall not change off of Poplar Ave.

Lot Coverage

- Proposed lot coverage is in compliance with underlying zoning of Light Industrial.
Signage

- Existing signage is in compliance with underlying zoning of Light Industrial.

Drainage

- All drainage patterns will remain the same.
- The proposed addition to the structure is to be placed where there is an existing concrete pad. This means there is no additional impervious area on the site due to the proposed small structure addition.
- The Proposed additional parking asphalt pavement area is being placed where there is currently packed gravel surfacing. The proposed landscape area shall meet the requirements necessary for the additional surface flow.
- The proposed improvements of the landscape area along the east side of the property, where the surface flow pattern currently is conveyed shall collect the flow within the turf area and allow the flow to filter through the turfed area before being conveyed by an existing 18” CMP culvert to the property line. The discharge at this point flows across a turf boulevard to the south gutter along E. Chicago Street. Flow is conveyed in the gutter until entering a drop inlet that discharges into an open drainage channel.

Parking

- The improvements do not add any uses or staff to the property so no additional parking is required for operation.
- Chapter 17.50 of the City of Rapid City’s Code of Ordinance requires the following for off-street parking
  - Area of existing building: 23,000 SQFT
  - Area of Addition: 6,800 SQFT
  - Total building area: 29,800 SQFT
  - Industrial Structure: 2.10 spaces per 1,000 SFGFA
  - Required Spaces: 63 spaces
- Parking proposed onsite:
  - 20 spaces within the yard area of the property for Employee use only
  - 7 spaces along the west edge on the property at 30°
    - Includes 1 ADA space

- **Exception Requested**
  - Reduce parking to 27 spaces
  - The addition is not adding uses or staff to the site.
  - There is not an issue with current parking conditions or count along the west side of the structure.
Landscaping

- Landscape zoning point requirements and proposed landscape additions are shown in the table below:

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<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>UNITS/POINTS GIVEN</th>
<th>TOTAL POINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Turf Area</td>
<td>612 S.Y. @ 10 PTS / S.Y.</td>
<td>6,117 pts.</td>
</tr>
<tr>
<td>R.O.W Turf (25% of Total Req'd Pts. Allowed) Coniferous Screen</td>
<td>584 S.Y. @ 10 PTS / S.Y. 24 @ 1,000 PTS EA.</td>
<td>7,480 pts.</td>
</tr>
<tr>
<td>Coniferous Trees</td>
<td>17 @ 2,000 PTS EA.</td>
<td>34,000 pts.</td>
</tr>
</tbody>
</table>
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- Existing site has no landscape items.
- Proposed landscape shall be placed on the east side of the property to allow for the green space to also provide for water quality requirements for storm water surface flow.
  - **Exception Requested**
    - Reduce landscape point requirements to proposed 47,577 points.
    - This property is surrounded by light industrial zoned properties in a commercial/industrial area.
    - Converting operational area to landscape would be a hardship to the Godfrey Brake operation

Fencing

- Existing yard is fenced with 6’ tall chain link with barbed wire security top.
  - **Exception Requested**
    - Allow exiting chain link fence to remain as non-opaque due to surrounding properties being zoned as Light Industrial on the North, East, and South property lines
    - Coniferous tree row is being placed on the east property line
    - Coniferous screen is being placed on the north property line
    - Cloth slats are being placed within the fencing on the west property line (outside of the existing gates) along Poplar Ave

Paving

- Existing yard is fenced with maintained gravel surfacing that accommodates truck movements.
  - **Exception Requested**
    - Allow exiting surfacing to remain outside of building circulation and parking spaces