Case No. 16PD022

Legal Description:

Lot 2 of Block 2 of LaGrand Subdivision, located in Section 33, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
Date: April 29, 2016
To: City of Rapid City Community Planning & Development and City Council
From: FourFront Design on behalf of Back Porch SD, LLC
Project: Eddie’s Truck Center (FourFront Project # 14-2218)
Subject: Final Planned Development Statement of Intent

FourFront Design is serving as Owner’s Representative to present a Final Planned Development application for the proposed Eddie’s Truck Center project, located on N. Turbine Drive.

**Project Description and Square Footages:**

The proposed site is located between the existing Elk Vale Road right-of-way on the east and the proposed extension of Turbine Drive on the west. It is bordered on the north by a fuel service station and on the south by undeveloped area. See the Site Plan for more detailed information regarding the site, approaches, and access.

The proposed facility is a new and used truck and trailer sales dealership, parts sales, and service repair shop called “Eddie’s Truck Center.” The site will be accessed from the north off of the private drive, and from the west with two approaches off of Turbine Drive; a third approach is planned near the south end of the lot for future expansion. Exceptions to the design standards requested the approaches off of Turbine Drive with larger radii on the southern approaches, and a wider 50’ entrance for the north approach. These requests have been submitted and approved.

The square footages divided by usage are as follows:

- Auto Repair: 19,175 s.f.
- Auto Sales, New or Used: 8,225 s.f. (first floor), 2,768 s.f. (second floor) = 10,993 total
- Warehousing/Storage: 11,751 s.f.

All parking areas and driveways are paved with asphalt or concrete per City requirements. The City’s Landscape Ordinance requirements are met by the proposed planting design. See the Planting Plan for details regarding landscaping. Care was taken to highlight the building with landscape plantings, create a pleasant visual aesthetic along Elk Vale Road with flowering trees and shrubs, and creating a focal feature at the base of the proposed pole sign along Elk Vale Road.
Facility Hours of Operation:

The initial proposed hours of operation are:
7:00 a.m. - 9:00 p.m. Monday-Friday
8:00 a.m. - 4:00 p.m. Saturday
Closed Sunday

In the future, the facility may be open for service 24 hours, 7 days a week.

Number of Employees:

Forty-four (44) employees are planned to be at the Rapid City location.

Intended Use:

The site and facility will serve as a truck and trailer service repair and dealership. This includes new and used truck and trailer sales as well as parts sales.

Nature of Requests and Justifications:

Due to the unique nature of the site and development, the Owner is requesting some exceptions to the City standards through the Planned Development.

Parking:

The Owner is asking for a 17.5% reduction of the required parking spaces for the Parking Ordinance. See the Landscape Site Plan (sheet L1.00) for the parking layout and square footage calculations. Justifications include that this is not a high customer use facility with the need for a large amount of public parking. Additionally, truck sized parking spaces are larger and take up more space than a standard required parking space.

Parking Lot Islands:

The Owner is requesting to not include standard landscaped parking lot islands in this development. With large trucks circulating through the site, any trees and shrubs would likely create a visual interference and may be damaged with truck maneuvers. The landscape plan highlights the exterior edges of the parking lot, which should meet the intent of the parking island requirements through thoughtfully placed landscape areas.

Sign:

The proposed plans currently show a 60' tall pylon sign located at the northeast corner of the site, 10' away from the property lines. The Owner is requesting consideration to use a pole sign in this location to allow trucks and customers to find the property from the interstate interchange.
See the attached model representations presenting a hardship due to the site's topography and location behind existing SDDOT signs that would interfere with customers being able to identify the site from a reasonable distance. Additionally, other pole signs in the area are over the allowed height requirement (McDonalds is 49.45' tall, and the Mobil sign is 43.48' tall but built-up 5-10' from the base of the sign).

We respectfully request the City Council's consideration of these items. For any questions please contact James Lushbough or Eirik Heikes at (605) 342-9470, or jlushbough@4front.biz, or eheikes@4front.biz.

James Lushbough, Project Manager
FourFront Design

Jon Gillam, Owner
Eddie's Truck Center
PLANT SCHEDULE

<table>
<thead>
<tr>
<th>Plant</th>
<th>Botanical Name / Common Name</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Pyrus calleryana 'Crimson Starr'</td>
<td>50</td>
</tr>
<tr>
<td>2</td>
<td>Viburnum 'Blue Mound'</td>
<td>20</td>
</tr>
<tr>
<td>3</td>
<td>Spirea 'Goldflame'</td>
<td>20</td>
</tr>
<tr>
<td>4</td>
<td>Hydrangea 'Endless Summer'</td>
<td>10</td>
</tr>
<tr>
<td>5</td>
<td>Forsythia 'Lynwood'</td>
<td>10</td>
</tr>
<tr>
<td>6</td>
<td>Rhododendron 'Blue Star'</td>
<td>5</td>
</tr>
<tr>
<td>7</td>
<td>Azalea 'Crimson King'</td>
<td>50</td>
</tr>
<tr>
<td>8</td>
<td>Camellia 'Winter Candles'</td>
<td>5</td>
</tr>
<tr>
<td>9</td>
<td>Shepherd's purse / Silene.Reader's Butterflies</td>
<td>1000</td>
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<tr>
<td>10</td>
<td>Phlox 'Blue Boy'</td>
<td>50</td>
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<tr>
<td>11</td>
<td>Dianthus 'Mystic Red'</td>
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</tr>
<tr>
<td>12</td>
<td>Daylily 'Katherine Havemeyer'</td>
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<tr>
<td>13</td>
<td>Hosta 'Louis'</td>
<td>50</td>
</tr>
<tr>
<td>14</td>
<td>Iris 'Ravenna'</td>
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<tr>
<td>15</td>
<td>Lavender 'Blue Spike'</td>
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</tr>
<tr>
<td>16</td>
<td>Sedum 'Goldmound'</td>
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</tr>
<tr>
<td>17</td>
<td>Coreopsis 'Renaissance'</td>
<td>50</td>
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<tr>
<td>18</td>
<td>Monarda 'Red rails'</td>
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<tr>
<td>19</td>
<td>Lupine 'Lysimachia'</td>
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<tr>
<td>20</td>
<td>Phlox 'Blue Boy'</td>
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</tr>
<tr>
<td>21</td>
<td>Echinacea 'Profusion'</td>
<td>50</td>
</tr>
<tr>
<td>22</td>
<td>Coreopsis 'Renaissance'</td>
<td>50</td>
</tr>
<tr>
<td>23</td>
<td>Ageratum 'Carmine'</td>
<td>50</td>
</tr>
</tbody>
</table>

Landscape Design Requirements:
- Limits of Development: 998.12 ft
- Building Footprint: 858 ft
- Total Required Points: 144
- Large Trees: 18
- Small Trees: 15
- Shrubs: 50
- Groundcover: 60

Landscape Scale:
- 1" = 20' (1/2"") = 10' (1/4"")
- 1" = 50' (1/2"") = 25' (1/4"")
- 1" = 100' (1/2"") = 50' (1/4"")

Landscape Design:
- Large Trees: Eucalyptus, Poplar, Willow
- Small Trees: Dogwood, Cherry, Apple
- Shrubs: Rose, Lilac, Butterfly Bush
- Groundcover: Vinca, Creeping Thyme, Sedum
- Groundcover: Liriope, Juncus, Kobresia

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FINAL PLANNED DEVELOPMENT

Eddies Truck Center
Freightliner
15125 S.
Rapid City, SD

Design: A2.00

Edition 110

Engineering: Rapid City, SD
Eddie's Truck Center | Site Signage Exhibit

Pylon Sign, Northeast Corner of Site:
Main: 20' x 24'9" = 495 S.F.
Height: 60'

Monument Sign, Northwest Corner of Site
Main: 8'1" x 10'1" = 81.12 S.F.
Height: 9'2"

Directional Sign, Three On-Site
(not included in total S.F. allowed on site)
Main: 3' x 7'6" = 22.5 S.F.
Height: 6'

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Drawings and Graphics Not to Scale
Eddie's Freightliner Dealership
Sign Exhibit 1

Freightliner Sign: 60' tall

Mobil Sign: Approximately 43.38' tall, ground under sign built-up

Approximate 5' drop in elevation (3219' to 3214') from intersection to street elevation perpendicular to sign location, reducing visibility

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Proposed Freightliner Sign: 60' tall

SDDOT signs partially obscuring Freightliner sign

Mobil Sign: Approximately 43.38' tall, ground elevation raised up from street level

McDonald's Sign
Approximately 49.45' tall

McDonalds Sign: Approximately 49.45' tall