Case No. 16PD023

Legal Description:

Lot A of Block 4 and Lots 43 thru 50 of Block 4 of Simmons, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
April 29, 2016

PLANNED DEVELOPMENT APPLICATION - LETTER OF INTENT

For: CRESCE NT ELECTRIC SUPPLY COMPANY
317 MAPLE AVE.
RAPID CITY, SOUTH DAKOTA 57701

To Whom It May Concern;

Crescent Electric Supply Company (Crescent Electric/Crescent) is an existing electrical supply house in Rapid City, located at 317 Maple Avenue. Crescent Electric has been at its current location since 1948. It is a national company with more than 120 stores located across the country.

Crescent’s existing building is 14,428 sq. ft., with a retail area of approximately 816 sq. ft., 2,149 sq. ft. of office, and 11,463 sq. ft. of warehouse area. In the past year, they have acquired additional land (28,000 sq. ft.) to the west of their existing facility. They are proposing to build a 5,033 sq. ft. addition of additional warehouse space. This addition will be attached to their existing building and extend to the west from the existing building. This addition will allow for additional retail and office space which would be accomplished by remodeling existing spaces. It is requested that Developmental Lot Status be granted to the properties, to allow the new building to extend across the existing property lines.

Currently, Crescent has a lease with Rapid City Pierre Eastern Railroad along the southern property line of both their existing and newly acquired property. The property adjacent to the existing building is used as parking, unloading, and storage. The plan is to pave this area with asphalt and use it for needed parking. This area will provide the majority of the required parking.

There are needs for five exceptions to the city ordinances which are as follows: (1.) Parking Requirements, (2.) Landscape Points, (3.) Lot Coverage, (4.) Building Setbacks and (5.) Screening Fence requirement. We will present the proposed reductions or exceptions in the order listed above.

1. Parking -

The existing building and property, prior to the acquisition the property to the west, had no legal parking spaces. When leaving the building, all parked vehicles backed into right-of-way of Maple Street. With the purchase of the new property, there is a significant area that is paved. This area is intended to be a lay down storage area for piping and other large items that are able to be stored outside. With the proposed addition and remodeling of the existing building, it is Crescent’s plan to pave the area south of their existing building to provide the majority of their required parking. Crescent has a long term lease for this property, a lease they have held for a number of years. The railroad is receptive to Crescent’s plan to pave and park on this area.
1. Parking (continued)
   Our parking calculations show that there are 24 parking stalls required to serve all areas of the proposed Crescent site, including the new 5,028 sq. ft. warehouse addition (1.26 stalls), the existing warehouse area 9,800 sq. ft. (2.45 stalls), office area of 2,715 sq. ft. (13.58 stalls) and the retail area of 1,152 sq. ft. (5.76 stalls). Additionally, there is a 3,104 sq. ft. storage building at the west end of the property (.78 stalls).

   It is the intent of Crescent Electric to provide a total of 38 parking spaces for their new building layout. However, only 6 of the parking stall will be in compliance with parking regulations. It is proposed that 25 parking stalls will be provided on railroad property that will meet the stall size requirements and driving isle requirements. There will be seven parking stalls on the east side of the building. These are existing stalls and will back onto Maple Ave. These stalls do not meet the driving isle requirement. There will be 6 parking stalls on the north side of the building accessed from the alley. These parking stalls will be compliant with parking regulations.

   Therefore, Crescent Electric is requesting a reduction in complying parking stalls from 24 required to 6 provided.

2. Landscape Points -
   Based on the addition of the new lot, storage building, and the addition of the proposed storage area, the required landscape point total will be 35,507 points. The current Crescent site has no landscaping in place and the newly acquired lot also has no landscaping. It is the intent of Crescent, with the new addition, to provide landscaping at the front of the building and on the railroad ROW property to enhance to look of the entire property.

   Please refer to the Landscaping Sheet (Sht. A 1.2) shown on the Site Plan drawing provided in the submittal. Although quite a bit of the landscaping proposed will not be on Crescent’s property, it will be provided in the street ROW and the railroad ROW in such a way as to enhance the Crescent property and the neighborhood. A total of 1 medium sized tree will be planted, 54 bushes will be provided, and areas of landscape rock will be installed. All of this will significantly improve the aesthetics of the neighborhood.

   Therefore, Crescent Electric is requesting a reduction in compliance with the Landscape Ordinance from 35,504 landscape points required to 7,000 landscape points provided. To put it another way, a reduction of 28,504 required landscape points is requested.

3. Lot Coverage -
   Crescent Electric’s existing site, excluding the recently acquired lot to the west, had lot coverage of 92%. Due to the fact that the newly acquired property to the west is almost fully paved and has a building on it, the lot coverage is approximately 96%. Combined, the properties have an existing lot coverage of about 94%.
The proposal is to add a new warehouse addition on a graveled area west of the existing building. The new addition increases the lot coverage for the combined properties. It should be noted, however, that this and the other graveled areas on the site are very well packed and nearly impervious to the infiltration of surface water at this time. Because the existing paved area on the new lot is intended for lay down storage, it would seem very counterproductive to remove any of that paving.

It is the intent of Crescent Electric to remove some of the paving in the front of the building and replace it with landscaping. This will reduce the impervious areas slightly. The total proposed area of the lot to be covered with building and paving will be 96%.

Therefore, Crescent Electric is requesting an exception to the lot coverage ordinance from 75% lot coverage allowed to 96% actual coverage proposed.

4. Building Setbacks -
The existing Crescent Electric building does not meet Light Industrial Building setbacks on the south and east sides of the building. It is proposed that the new building addition will be set back 13'-4" where the new addition and the existing building meet, 21'-0" at the southwest corner of the addition. On the north side of the addition, the proposed setback would be 16'-11" to the property line in the alley.

On the south side of the building, the reason for the reduced setbacks is to allow the addition to match the line of the existing building. For aesthetics and building function, this is preferred. On the north side of the building, extending the building farther to the north than the existing building allows for operational changes that will have a very positive impact on the neighborhood and alley traffic. Currently, semi-tractor trailer trucks coming to Crescent to unload must, almost exclusively, back across the alley, and in most cases, block the alley while unloading. This is an inconvenience to the neighbors, illegal per today’s standards for businesses, and dangerous to everyone near the area of this occurrence.

To alleviate a number of the concerns caused by this situation, Crescent is requesting a reduced setback for a portion of the new warehouse addition to allow large trucks to back up to the building to unload, without blocking the alley, either while backing and while unloading. This will make for a significant improvement to Crescent’s operation and the traffic congestion caused by the existing situation.

Therefore, Crescent Electric requests building setback reductions along the south property line, from the required 25’ to a minimum of 13'-4” and along the north property line, from the 25’ required to a minimum of 16'-6".
5. Screening Fence Requirement -
The property to the west of the existing Crescent building had been used as storage prior to their purchasing of this property. This property is currently being used by Crescent for storage also. It is surrounded by a six foot tall chain link fence, but is not a screening fence.

Therefore, it is requested that this area be allowed to continue as an outdoor storage area that is not enclosed with a screening fence.

Building Materials
The existing building consists of concrete block walls on the exterior, wood framed interior walls, concrete floor, and a wood framed roof that has a very slight barrel pitch (almost a flat roof). The new building will be a pre-engineered metal building, insulated and heated. Both the existing and new building will be equipped with a fire suppressing sprinkler system.

Please let us know if you have any comments or questions about Crescent Electric's proposal.

Sincerely Yours,

[Signature]

Robert J. Schlimgen, Architect
Schlimgen Design Consultants, Inc.