Legal Description:

That portion of Lot 1, Blue Marlin Estates, located in Section 20, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota. More fully described as follows: Commencing at the northeast corner of Lot 1 of Blue Marlin Estates located in Section 20, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning; Thence, first course: S 89°52'14" W, a distance of 203.79'; Thence, second course: S 00°10'00" W, a distance of 220.13'; Thence, third course: S 89°54'30" E, a distance of 204.39'; Thence, fourth course: N 00°00'37" E a distance of 220.27', to the said point of beginning.
Mr. Robert Laroco
Planner II – City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Initial Planned Development – RNJ Auto – 3775 Dyess Ave, Proposed Lot 1A, Blue Marlin Estates, Rapid City, South Dakota

Dear Mr. Laroco:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for an Initial Planned Development for RNJ Auto located in Rapid City, South Dakota.

Included with this submittal are:

1. Application
2. Vicinity Map
3. Planned Development Exhibit and Master Plan
4. RNJ Auto improvement exhibit

Project Background:

RNJ Auto is an existing business that provides Auto Repair Services to the area. It is currently operating on a 10± acre lot with a single family structure. The site is currently zoned LDR-1. The current owners purchased the property under the premise that they would be able to both provide a permanent residence and to operate the diesel truck repair business. It was discovered after the fact that the business was not permitted within City of Rapid City and was now operating illegally. In order to retain and maintain the value of both the single family residence and commercial auto repair shop the applicant is proposing to provide the following to correct a situation that they unknowingly bought into:

- Rezone 1.03± acres from LDR-1 to Light Industrial (LI) to provide permanent zoning protection for the building.
- Upgrade and improve the RNJ Auto Repair Facility to provide improved paved parking in accordance with this Planned Development
- Maintain the existing on-site sanitary sewer services and private water service.
• The applicant is submitting a preliminary subdivision plan to split the lot into two parcels – one containing the single family home and one containing RNJ Auto.

**Building Use and Zoning:**

The designated area is currently zoned LDR-1. The applicant is proposing that the area be designated as a Planned Development and is concurrently proposing a re-zone of 1.03± acres to Light Industrial to accommodate the auto repair business.

**Parking Requirements:**

Per Rapid City zoning code, a total of 32 parking spaces are required. The proposed site plan provides a total of 34 spaces including 2 accessible spaces, exceeding the zoning code.

The applicant is requesting to waive the requirements for screening fence for inoperable vehicles. Inoperable vehicles will be stored in the building or promptly removed from the site.

**Landscaping:**

Per Rapid City zoning code 40,712 landscape points are required. The applicant is proposing to provide 41,079 landscape points, exceeding the minimum required amount.

**Sanitary Sewer, Water, and Storm Water:**

The applicant is requesting to maintain the private water and sanitary sewer services as they currently exist. Storm Water detention and water quality will be provided according to RC Code for the improvements made to RNJ Auto.

**Building Height:**

The applicant is not requesting a variance from the 4 stories or 45' building height allowable in light industrial zoning. The existing building height will be provided with the final planned development, the owner does not intend to change the current building height.

**Lot Coverage:**

The applicant is not requesting a variance from the 75% maximum lot coverage allowable in light industrial zoning. The maximum proposed lot coverage is 40.3%.
Lighting:

The applicant has provided two wall mounted light plants on the southern building exterior to light the building entrance, provide emergency night lighting for 5 parking spaces and enhance site security. The proposed eastern parking lot is not intended for evening usage and no additional lighting is proposed.

Signage:

The applicant is not requesting a variance for site signage. The square footage of existing signage area will be provided with the final planned development, the owner does not intend to change or add to the existing site signage.

Color and Outside Finish:

The applicant is requesting to maintain the existing building finishes and colors as they currently exist.

Thank you for your assistance in this matter.

Sincerely,

KTM Design Solutions, Inc.

Kyle Treloar

Enclosures
ZONING SUMMARY:
RNJ AUTO: 4,155± GSF - TOTAL
3,155± GSF AUTO REPAIR
1,000± WAREHOUSE
PROPOSED ZONING: LIGHT INDUSTRIAL
PROPOSED LOT: LOT 1A - 1.03± ACRES
LOT COVERAGE: 4,155± SF MAIN STRUCTURE
13,947± SF PARKING AND LOADING
40.3% LOT COVERAGE
LANDSCAPING:
PNTS REQUIRED: 40,712
PNTS PROVIDED: 41,079
3 MEDIUM TREES
2,973 YDS TURF GRASS
834 YDS TURF GRASS (ROW)
PARKING REQUIREMENTS PER RC 17.50.270 (D)
AUTO REPAIR WITHOUT GAS SALES:
10.00 PER 1,000 SF GFA
WAREHOUSE:
0.25 PER 1,000 SF GFA
TOTAL PARKING REQUIRED = 32 SPACES
TOTAL HANDICAPPED REQUIRED
PER RC 17.50.270 (H) (26-50 STALLS) = 2 STALLS
TOTAL HANDICAPPED PROVIDED = 2 STALLS
TOTAL PARKING PROVIDED
INTERNAL BAY PARKING = 6 SPACES
OFF STREET PARKING = 28 SPACES
TOTAL PARKING PROVIDED = 34 SPACES