Case No. 21PD009

Legal Description:

Lot 4 of Founders Park Subdivision, located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
DATE: April 8, 2021  
TO: Community Development  
FROM: Michael Stanley, Stanley Design Group  
RE: LETTER OF INTENT FOR FINAL PLANNED COMMERCIAL DEVELOPMENT (PCD) DEVELOPMENT – LOT 4, FOUNDER’S PARK

DEVELOPMENT SUMMARY
This development is the continued building out of properties in Founder’s Park. The proposed building will be constructed on an existing lot (Lot 4) that was established in 2016. An initial Planned Commercial Development (16PD006) was submitted and approved by the planning commission. Existing improvements include a domestic water, sanitary sewer, private utilizes, paved parking lot and landscaping (trees and turfgrass) that equals 16,200 existing points.

ARCHITECTURE SUMMARY
The buildings character is inspired by the surrounding vernacular and will be emphasized in a clean-modern way to showcase the building’s individual tenants. The first and second levels of the building are split by the light-filled two-story lobby space offering visitors, clients and patients access to bright, comfortable waiting spaces, a two-story fireplace and exterior patio. Off of the central lobby space are the offices of Dakota Regional Periodontics and Fibonacci Dental Studio as well as a future tenant space. The second level shares additional tenant space and the offices of West Plains Engineering. The exterior is to be clad with elements of a glass-storefront system, architectural cast-stone veneer, board-and-batten cement-board siding and a proposed weathered corrugated metal panel in key locations. A striking headframe element constructed of heavy timber and steel-rod bracing sits proudly at the front of the building signifying the mining vernacular of this area and building’s entrance. The building design has been submitted and reviewed by the developments Architectural Control Committee. The committee has approved the building design. The initial application proposed a building envelope of 12,318 square-feet. To accommodate these practices, the building will be a proposed 12,697 square-feet building envelope. In addition, the existing PCD allows for a building height of 35’.

SITE DEVELOPMENT
As indicated above, this is an existing lot served by existing utilities in an existing business park. Improvements that exist prior to the lot’s development include a parking lot, two water service connections, two sanitary sewer connections, and all private utilities. The development of this lot includes constructing the building, installation walkways and building access, striping the parking lot, and finally, placing the plant and landscape material.

Water Service
Existing Infrastructure
There are two existing 4” PVC water services stubbed into the property. One on the east side of the property that is connected to a 12” PVC public water main on Founders Park Drive and one on the west side of the property that is connected to an 8” PVC public water main in the existing parking lot. The static pressure at the lot is approximately 64 pounds per square inch (psi). There are four(4) existing fire hydrants within 250 ft of the proposed building. The existing water infrastructure was constructed in 2009 as part of the Founders Park Drive Road and Utility project to support the Village at Founders Park Development that includes the subject lot of this memo.

Proposed Infrastructure for Domestic & Fire Flows
The east service line will be used to supply domestic and fire sprinkler water to the proposed building. The west service line will be abandoned according to city standards and criteria.

Exterior Fire Flows - Assuming a building Type of V-B and a floor area between 11,301-13,000 square feet, the required fire flow would be 3,000 gpm. The proposed building will be protected by a sprinkler system to reduce the required fire flow to 1,500 gpm. No water modeling has been completed for the proposed project. It is assumed that the original development sized the mains adequately for the intended use of the platted lots. It is also a reasonable assumption that the existing looped 12" and 8" water mains with a static pressure of 64 psi will provide the required fire flow of 1,500 gpm.

Fire Sprinkler Flows - The sprinkler system is anticipated to require a maximum flow of 250 gpm. The existing 4" service line on the east side of the lot will be extended to the building as a fire service line and will provide adequate flow with minimal pressure loss.

Domestic Water Flows - Peak domestic water flows are estimated to be 50 gallons per minute (gpm). A 2" copper water service will be tapped to the fire service line and extend to the building and will provide adequate flow with minimal pressure loss.

Sewer Service

Existing Infrastructure
There is an existing 4" PVC sewer service stubbed into the property on the east side of the lot. The service is connected to an 8" PVC public sewer main on Founders Park Drive. The existing sewer infrastructure was constructed in 2009 as part of the Founders Park Drive Road and Utility project to support the Village at Founders Park Development that includes the subject lot of this memo.

Proposed Infrastructure
The existing 4" PVC sewer service will be extended to the building to provide sanitary sewer service. Sewer flows are conservatively estimated such that water in equals water out. A 4" service is more than adequate for the estimated flow of 50 gpm. No sewer modeling has been completed for the proposed project. It is assumed that the original development sized the mains adequately for the intended use of the platted lots.

Stormwater

Existing Infrastructure
The existing parking lot drains south to a curb opening and armored swale that empties to Rapid Creek. There is no storm sewer piping adjacent to the subject lot. Existing conveyance elements within the subdivision include the streets, drainage swales, and minimal storm culverts that direct water to Rapid Creek which is just south of the development. The existing stormwater infrastructure was constructed in 2009 as part of the Founders Park Drive Road and Utility project to support the Village at Founders Park Development that includes the subject lot of this memo.

Proposed Infrastructure
Onsite water treatment for roof water and other new impervious areas will be provided by grassy swales with improved topsoil and other landscape features such as rock creek beds before being discharged to the existing streets and parking lots via curb openings. These improvements will provide some inherent attenuation of stormwater flows. No new stormwater detention will be provided. This is consistent with other recent site developments adjacent to the project. No stormwater modeling has been completed for the proposed project. It is assumed that the original development provided adequate stormwater elements for the intended use of the platted lots.

Floodplain

Lot 4 is located within the designated 100-yr floodplain. A topographic and boundary survey of the lot was completed in March of 2019 and it was determined that the buildable portion of the lot is higher than the Base Flood Elevation (BFE). The BFE of the upstream buildable part of the lot was determined to be 3243.10 ft and the lowest adjacent grade on the lot was 3243.21 ft. A letter of Map Revision based on Fill (LOMR-F) has been submitted to FEMA and was approved for a portion of the lot that is generally behind the existing curb & gutter and street ROW lines. This does not include the existing parking lot. The proposed
building footprint is no longer in the floodplain with the FEMA approval of the LOMR-F. A Floodplain Development Permit will still technically be required for this property since the floodplain was only removed for a portion of the property.

LIGHTING

The building will have a combination of building mounted lights and site/pedestrian lighting. See the attached site lighting layout and cutsheets for fixtures and placement.

SIGNAGE

Signage will be installed on the building (see building elevations) and on site as a monument sign. The monument sign will be designed and sized to match existing monument signs currently built in the development, see attached architectural elevations.

LANDSCAPE PLANTINGS

The landscape and planting design concept is derived from the architecture. The overall "mining" theme to the building is carried through the landscape by the installation of a dry-creek bed, slate boulders, and drought-tolerant plant material. A sample of plants include aspen, serviceberry, ornamental grasses, junipers, currants, shrub roses, and lilac. Plants will be mulched with a combination of rock and shredded pine mulch, in addition, the plant material will be irrigated.

SUMMARY OF DEVELOPMENT REQUESTS

This Letter is requesting the following variances to the zoning code:

- Allow the deficit parking (10 stalls) to be supplied by the development’s shared parking (established by the development’s covenants regarding parking).
- Allow the building to be 12,697 square-feet in lieu of the Initial PCD’s size of 12,318 square-feet.
- Allow the building’s sideyard setback to be 12-feet

INCLUDED DRAWINGS

The following are drawings, surveys, agreements and product cut sheets that will further explain the proposed development:

- Architectural Elevations, including indicated heights and
- Sign Elevations
- Site Layout and Materials Plan,
- Landscape Plan,
- Grading Plan,
- Lighting plan and product cut sheets,
- Existing site survey,
- FEMA floodplain information (to-date), and
- Copy of the development's covenants outlining shared parking

If you have any question regarding this request or need greater explanation, please let me know. I can be reached at (605) 791-2533 or via email at mikes@stanleydesigngroup.com

Regards,

Michael Stanley, PLA, ASLA

STANLEY DESIGN GROUP

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APR 08 2021
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT