Case No. 21PD036

Legal Description:

Lot B of Lot 5 of North 80 Subdivision, located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

RE: Major Amendment to the Final Planned Development 13PD001 – Letter of Intent
Pizza Ranch Expansion
405 East Stumer Road, Rapid City, South Dakota

Dear Current Planner:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for a Major Amendment to the Final Planned Development for the proposed expansion located on Lot B of Lot 5, North 80 Subdivision, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.

Included with this submittal are:
1. Application & fee
2. Vicinity Map
3. Site Plan
4. Landscaping Plan
5. Turning Movements
6. Grading Plan
7. Conceptual Building Elevations & Floor Plan

Project Background:
The proposed building addition at Pizza Ranch, will add 2,910 gross square feet to the existing 6,633 gross square feet totaling 9,543 gross square feet which are situated on approximately 1.7 acres. The expansion will have an Arcade of 2,240 sq. ft. which is the bonus to kids after they eat the buffet and the total seating in the restaurant will be 278 seats. A previous exception was granted for the number of required drive-through stacking lane spaces for a fast-food restaurant. The drive-through is working well for Pizza Ranch as is. Also, an exception to provide a Traffic Study was granted.

Lot Area:
See attached site plan. The lot is 1.7 acres (74,052 sq. ft.), maximum permissible is 75%, building with addition is 9,544 sq. ft., proposed lot coverage 12.8%.

Parking:
See attached site plan. A restaurant requires 11 per 1,000 SFGA = 105 spaces. Re-stripping the existing parking area and adding the required number of handicap accessible spaces of 5 spaces shown along E. Stumer Road. Spaces provided is 102 spaces. We are requesting the exception of 3 parking spaces to the requirement. The parking should have enough spaces most of the added area for the expansion is for the Arcade. People in the Arcade will already be eating at a table. The proposed seating within the Pizza Ranch will be less than the seating that is currently available. Most people going out to eat have multiple people in the car with them and seating has a capacity.

Sanitary Sewer, Water, and Storm Water:
Water & sewer services are existing & run into the south and east part of the building. No modifications to the existing services are necessary. Site stormwater quantity and quality improvements are existing & located to the east of this site. The proposed expansion does not change the existing impervious area on the site therefore, no modifications to the water quality on the site is necessary.
Color and Outside Finish:
Building materials will consist of concrete foundations, timber structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include pre-finished hardboard lap siding with earth tone hues. All exteriors to match existing. Please see attached conceptual building elevations for earth tone colors and finishes.

Building Height:
The proposed addition parapet height is 21'-6" at the highest point. Please see attached conceptual building elevations for heights.

Lighting:
Site lighting locations are existing and are in accordance with RC Code and shown on the site plan.

Landscaping:
Landscaping will be provided per 17.50.300 of the Rapid City Municipal Code. Please see the landscaping plan provided with this submittal.

We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of the Major Amendment to the Final Planned Development. We look forward to working with you and City staff. Please do not hesitate to call if you have any questions.