Case No. 21PD039

Legal Description:

Lot 2 less Lots A, B and C, less Drainage Lot 1, less Drainage Lot 2 and less right-of-way of Sumper Pumper Addition, located in Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD 57701

RE: Initial Planned Development - Letter of Intent  
Cambell Street Storage Units – Lot 2 Less Lots 1, B, and C Less Drainage Lot 1, Less Drainage Lot 2 and Less ROW of Superpumper Addition, 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 an Initial Planned Development for the proposed development located on Lot 2 Less Lots 1, B, and C Less Drainage Lot 1, Less Drainage Lot 2 and Less ROW of Superpumper Addition, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.

Included with this submittal are:

1. Application & Fee
2. Vicinity Map
3. Development Layout and Phasing Plan
4. Conceptual Building Elevations & Floor Plans

The initial planned development is planned for the entirety of the property legally described Lot 2 Less Lots 1, B, and C Less Drainage Lot 1, Less Drainage Lot 2 and Less ROW of Superpumper Addition, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. Currently, the property is zoned General Commercial (GC). Proposed access to the site is from E Fairmont Blvd and E Oakland St.

Project Background:
The proposed development contains 19 storage unit buildings, which are situated on approximately 11.2 acres. The site improvements will include paved access aisle, proposed access to E Fairmont Blvd, a stormwater detention facility, storm sewer, and related improvements to facilitate the use of this lot. The owner intends to lease the storage units, which will provide a safe, clean storage option to Rapid City residents.

Building Use and Zoning:
Please reference the attached site plan and typical elevation views. The proposed layout of the buildings are as follows:

- 10 buildings with dimensions of 200 ft long by 40 ft wide
- 4 buildings with dimensions of 120 ft long by 60 ft wide
- 1 building with dimensions of 120 ft long by 30 ft wide
- 2 buildings with dimensions of 100 ft long by 40 ft wide
- 2 buildings with dimensions of 150 ft long by 40 ft wide

A total of 19 storage unit buildings are proposed with this development. The request is to grant a conditional use for storage units in a general commercial zoning district.

Setbacks:
See the attached site plans enclosed with this application. A minimum of 91 ft side yard setback to the west will be ensure a safe separation to the residential lots. Minimum setbacks per development regulations defined by the municipal zoning ordinance will be maintained.
Lot Coverage:
See attached site plan. Lot coverage is 27.1% for the proposed development, which is lower than the maximum allowed lot coverage of 75% per Rapid City zoning code for this development.

Sanitary Sewer, Water, and Storm Water:
Water & sewer are provided to the site, which is served by the City of Rapid City but will be private lines due to not being in a right-of-way. Site stormwater quantity and quality improvements are located on the northern portion of this site.

Color and Outside Finish:
Building materials will consist of concrete foundations, steel structure for exterior and interior walls, pre-engineered roof trusses. Finishes include pre-finished metal panels for the exterior walls and the roof. Please see attached conceptual building elevations for colors and finishes.

Building Height:
The proposed buildings are one story and will be no taller than 11’ – 8” as measured according to the Rapid City Municipal Code 17.04.115. Current zoning allows for a maximum height of 35’ or 3 stories and accessory structures maximum 15’ high.

Access Approaches:
The site has two existing access approaches onto E Oakland St and this project does not alter the existing approaches in any way. An approach is proposed onto E Fairmont Blvd. See attached site plan.

Lighting:
Site lighting locations will be in accordance with RC Code. The majority of lighting on site will be building-mounted with some light poles may be located in the parking lot to provide for safety. Lights will not project onto neighboring properties or public right-of-way.

Landscaping:
Landscaping will be provided per 17.50.300 of the Rapid City Municipal Code at Final Planned Development.

We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of the Initial Planned Development. We look forward to working with you and City staff on this excellent community project. Please do not hesitate to call if you have any questions.
SITE LAYOUT NOTES

ZONING: GENERAL COMMERCIAL DISTRICT

MINIMUM SETBACKS:
SIDE (NORTH PROPERTY LINE) = 25'
SIDE (SOUTH PROPERTY LINE) = 25'
FRONT (EAST PROPERTY LINE) = 25'
BACK (WEST PROPERTY LINE) = 15'

BUILDING HEIGHT:
MAXIMUM PERMISSIBLE = 45' OR FOUR STORIES
PROPOSED = 11'-8''

LOT SIZE:
LOT SIZE = 11.26 ACRES
= 487,972 sq ft

TOTAL LOT COVERAGE:
LOT AREA = 11.26 ACRES
MAXIMUM PERMISSIBLE = 75%
TOTAL STORAGE ШED AREA = 132,400 sq ft
PROPOSED = 27.1%

PARKING REQUIREMENTS:
WAREHOUSING, MINISTORAGE - 30 FEET OF CIRCULATION
ASHLE WIDTH IMMEDIATELY ADJACENT TO AREA OF BUILDINGS
WITI CONTROLLED ACCESS STALLS OR LOCKER.

LANDSCAPING REQUIREMENTS:
LOT AREA - BUILDING AREA + POINTS REQUIRED
POINTS PROVIDED = TBD

STREET CLASSIFICATION:
CAMBELL ST - PRINCIPAL ARTERIAL
E FAIRMONT BLVD - MINOR ARTERIAL
E OAKLAND ST - COLLECTOR

DRAINAGE:
STORM WATER RUNOFF IS TO BE ROUTED TO THE EXISTING
DETENTION PONDS ON THE NORTH SIDE OF THE PROPERTY

PHASES:
The project is to be completed in two phases
CONTOUR INTERVAL = 1'

CAMBELL STREET STORAGE UNITS
INITIAL PLANNED DEVELOPMENT
OCTOBER 22, 2021

PRELIMINARY
FOR REVIEW ONLY
FLOOR PLAN FOR 11'-4" EAVE, 1/4:12 PITCH, MINI STORAGE BUILDINGS 5.6 1/8" = 1'-0"

NOTE:
THIS BUILDING CAN BE INSTALLED ON A FOUNDATION WITH A MAXIMUM SLOPE OF 1% RUNNING THE LENGTH OF THE BUILDING. HOWEVER, THIS REQUIRES THE OWNER TO NOTIFY THE BUILDING ERECTOR THAT THE FOUNDATION WILL BE PLACED ON A SLOPE. IT IS THE RESPONSIBILITY OF THE BUILDING ERECTOR TO ADJUST THE BUILDING AND DOORS ACCORDINGLY.

1% SLOPE

NOTE:
Building #5 only

RECEIVED
06.27.00

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

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THIS BUILDING CAN BE INSTALLED ON A FOUNDATION WITH A MAXIMUM SLOPE OF 1% RUNNING THE LENGTH OF THE BUILDING. THIS REQUIRES THE OWNERS TO NOTIFY THE BUILDING ERECTOR THAT THE FOUNDATION WILL BE PLACED ON A SLOPE. IT IS THE RESPONSIBILITY OF THE BUILDING ERECTOR TO ADJUST THE BUILDING AND DOORS ACCORDINGLY.

1% SLOPE

NOTE:
Building #5 only

SIDE WALL ELEVATION

ROLL-UP DOORS MEET ASTM E330

END WALL ELEVATION

DOOR SCHEDULE

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FLOOR PLAN FOR 9'-4" EAVE, 1/4:12 PITCH, MINI STORAGE BUILDING 7  1/8" = 1'-0"

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ROLL-UP DOORS MEET ASTM E330


SIDE WALL ELEVATION

RECEIVED
OCT 27, 2021

Rapid City Department of Community Development