Case No. 22PD010

Legal Description:

Lots 1 thru 5 of Block 1 of Rainbow Addition, less Lots H1 of said Lots 1 thru 5 of Block 1 of Rainbow Addition and Lots 15 and 16 of Block 16 of South Boulevard Addition, all located in Sections 11 and 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
February 24, 2022

Ms. Vicki Fisher
Community Planning & Development Services – City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Final Planned Development – Dakota Title
Rainbow Addition and South Boulevard Addition, Rapid City, South Dakota

Dear Ms. Fisher:

Please find the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for a Final Planned Development for the proposed Dakota Title project located at the intersection of Mount Rushmore Road and Fiormann Street in Rapid City, South Dakota.

Included with this submittal are:
1. Application & fee
2. Vicinity Map
3. Site Plans
4. Conceptual Building Elevations
5. Building Floor Plan
6. Turning Movements Exhibits
7. Preliminary Design Report

Project Background:
A Final Planned Development is proposed for the Dakota Title project, which includes a building, parking lot, and utilities. Dakota Title is a full-service title agency that offers title insurance and escrow closing services for the Black Hills area. It is committed to providing superior services for residential, commercial, agricultural, and all other types of land transactions. Dakota Title already has an office in Spearfish, it will be expanding to this proposed Rapid City location to better serve the Black Hills area. Previous structures located on the project area have recently been demolished.

Building Use and Zoning:
See attached site plan. A single building is proposed with offices and conference rooms for meeting with clients. The applicant is requesting that the proposed commercial building be permitted as part of the Final Planned Development. The property is currently zoned General Commercial (GC).

Parking Requirements:
See attached site layout. Per the Rapid City Zoning Code, a total of 27 parking spaces are required. The proposed site plan provides a total of 27 parking spaces meeting the Zoning Code requirements. No exceptions to the parking code are requested.

Turning movements through the site were evaluated to ensure access through the site, particularly for refuse vehicles. See attached turning exhibit.

Traffic and Access:
See attached site layout. The proposed site is located at the intersection of Mount Rushmore Road (Arterial) and Fiormann Street (Collector). These are several of Rapid City’s most important and well-built transportation corridors and
provide immediate access to Rapid City’s roadway network.

Access Approaches:
The previous development on the site had access from the alley adjacent to the south. The site will maintain access from the alley and no parking spaces will back out to the alley. See attached site plan.

Landscaping:
See attached landscaping plan. Landscaping requirements were determined through the points system established in the Rapid City Zoning Code. Per Rapid City Zoning Code 19,335 points are required. The proposed site provides 32,875 points exceeding the Zoning Code.

Sanitary Sewer, Water, and Storm Water:
See attached Design Report prepared for the site. Adequate water pressure for normal operations and fire flows are provided to the site which is served by the City of Rapid City. Adequate sanitary sewer facilities have also been provided to the site. Historically the site’s stormwater runoff flows undetained to the downstream infrastructure. The proposed site has less impervious area and will have a lower peak discharge than the site’s previous development. Therefore, the proposed site will not increase runoff to the downstream infrastructure.

Building Height:
The proposed commercial building will be two (2) stories and will be 35’ 0” as measured according to the Rapid City Zoning Code. Rapid City Zoning Code allows for a maximum height of 45 feet or 4 stories. See attached floor plans and section views of the building.

Lot Coverage:
The combined area of Lots 1, 2, 3, 4 and 5 in Block 1 of Rainbow Addition and Lots 15 and 16 in Block 16 of South Boulevard Addition is 0.52 +/- acres. The proposed building has a total first floor area of 3,390 SF, which equates to a lot coverage of 14.9%. Rapid City Zoning Code allows for maximum lot coverage of 75%.

Setbacks:
Setbacks will be in accordance with Rapid City Zoning Code for GC zoning. The proposed building will maintain the front yard setback from Mount Rushmore Road and Flormann Street of 25 feet. No setback exceptions are being requested with this application.

Lighting:
Site lighting locations will be in accordance with RC Code. The lighting on site will be building-mounted and light poles in the parking lot to provide for safety. Lights will have shield to prevent pollution to neighboring properties or public right-of-way. See attached site plan.

Fence:
Dumpster Enclosure (Board Siding Sheathing) – 6 feet high

Rapid City Zoning Code allows for maximum fence height of 6 feet. See attached fence detail on sheet A1.10.

Signage:
See attached building elevations and pole sign exhibit.

Pole Mounted Signs:
- Dakota Title Sign: 1 x 300 sq ft
- LED reader: 5’ x 12’ or 60 sq ft (included in overall sq ft)
**Total Pole Mounted Signage** = 360 sq ft

The applicant is requesting that 370 sq ft of Pole Mounted Signage be permitted on site. By code the site is allowed 2 SF of signage for every LF of frontage along a public road, this site contains a total frontage of 293 ft along Flormann Street and Mount Rushmore Road. So the proposed 360 SF of signage is less than the 586 SF allowed by Zoning Code. RC Code allows a maximum height for on-premises ground sign of 45 feet and the propose maximum height is 36 ft 9 ¾ inches. See attached sign detail.

**Color and Outside Finish:**
The exterior of building will be a combination of brick veneer, stucco, and metal accents. Colors will be a combination of grays and earhtones. See attached elevation views for details.

We hope that this information is adequate to address any questions or comments and provide guidance for the approval of the Final Planned Development. If there are any additional questions please do not hesitate to contact the office.