Case No. 22PD022

Legal Description:
Lot 2 less Lot A, B and C less Drainage Lot 1, less Drainage Lot 2 and less right-of-way of Superpumper 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:  Final Planned Development - Letter of Intent  
Campbell 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 a Final 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. Site Plans  
4. Conceptual Building Elevations  
5. Building Floor Plan  
6. Turning Movements Exhibit  
7. Preliminary Design Report  

The final 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:  
- 9 buildings with dimensions of 200 ft long by 40 ft wide  
- 1 building with dimensions of 180 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  
- 4 buildings with dimensions of 100 ft long by 40 ft wide  

An Initial Planned Development Overlay (21PD039) was approved by the Planning Commission for the Cambell Storage Units project consisting of 19 storage unit buildings.
Setbacks:
See the attached site plans enclosed with this application. A minimum of 91 ft side yard setback to the west will ensure a safe separation to the residential lots. Minimum setbacks per development regulations defined by the Rapid City Zoning Code will be maintained.

Parking Requirements:
See attached site layout. Per the Rapid City Zoning Code, a total of 2 parking spaces are required for the proposed 10 ft by 40 ft office. The proposed site plan provides a total of 3 off street parking spaces, exceeding 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 trucks with trailers. See attached turning exhibit.

Lot Coverage:
See attached site plan. Lot coverage is 26.2% 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:
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. On site storm water quantity and quality improvements will be constructed as part of the project to serve the entire development, including this site, with adequate conveyance capacity provided to and from the site. The storm water will be directed on-site to a detention facility that is sized to accommodate the development.

Building Height:
The proposed buildings are one story and will have a maximum height of 16' - 0" as measured according to the Rapid City Municipal Code 17.04.115. Current zoning allows for a maximum height of 45' or 4 stories. The Initial Planned Development included a maximum height of 16'-0".

See attached floor plans and section views.

Fence:
A black chain link fence is proposed around the perimeter of the property adjacent to Cambell Street, E. Oakland Street, and E. Fairmont Blvd. A continuous landscaping screen comprised of coniferous trees will be placed along the sections of black chain link fence. This meets the requirements in the stipulations for the Initial Planed Development.

A chain link with slats is proposed along the west property line. Coniferous trees spaced at 40 feet shall be placed along the west property line as stipulated in the Initial Planned Development.

The maximum height for the fence is 6 feet, which meets Rapid City Zoning Code.

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. These are several of Rapid City’s most important and well-built transportation corridors and provide immediate access to Rapid City roadway network.
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 located in the parking lot to provide for safety. Lights will not project onto neighboring properties or public right-of-way.

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 356,233 points are required. The proposed site provides 356,481 points exceeding the zoning code.

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 with earth tone hues for the exterior walls and the roof. Any wall without doors facing Cambell Street or E. Fairmont Blvd will have simulated wood siding. Please see attached conceptual building elevations for colors and finishes.

We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of the Final 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.

Operations:
Open 24/7 with Gate Code
CAMBELL STREET STORAGE UNITS
RAPID CITY, SOUTH DAKOTA

SITE LAYOUT NOTES
ZONING: GENERAL COMMERCIAL DISTRICT

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

BUILDING HEIGHT:
MAXIMUM PERMISSIBLE = 45' OR FOUR STORIES
PROPOSED = 16'-0"

LOT SIZE:
LOT SIZE = 11.2± ACRES
= 487,872sf±

TOTAL LOT COVERAGE:
LOT AREA = 11.2± ACRES
MAXIMUM PERMISSIBLE = 75%
TOTAL STORAGE SHED AREA = 127,600 sf±
PROPOSED = 26.2%

PARKING REQUIREMENTS:
OFFICE = 400± SF
5 SPACES PER 1,000 SF
= 2 SPACES

TOTAL PARKING REQUIRED = 2 SPACES
TOTAL PARKING PROVIDED = 3 SPACES

TOTAL HANDICAPPED SPACES REQUIRED = 1 STALL
TOTAL HANDICAPPED SPACES PROVIDED = 1 STALL

WAREHOUSING, MINISTORAGE - 30 FEET OF CIRCULATION
AILE WIDTH IMMEDIATELY ADJACENT TO AREA OF BUILDINGS
WITH CONTROLLED ACCESS STALLS OR LOCKER.

LANDSCAPING REQUIREMENTS:
LOT AREA - BUILDING AREA = POINTS REQUIRED
POINTS REQUIRED = 356,233
POINTS PROVIDED = 356,481

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

PHASES:
THE PROJECT IS TO BE COMPLETED IN ONE PHASE

PRELIMINARY FOR REVIEW ONLY
CAUTION: This email is from an outside source. Use caution before opening attachments, clicking links or providing confidential information.

Hi Tanner,
The 6 ft high black chain link fence is proposed on E Fairmont Blvd, Cambell St, and E Oakland St. The site plan sheet has been revised to show the black chain link fence in a magenta color. A 6 ft high chain link fence with slats is proposed on the west property line and is shown in fence on the site plan sheet. E Fairmont Blvd is proposed as the front property line.

We request an exception to allow a 6 ft high black chain link in the front yard along E Fairmont Blvd. The proposed 6 ft high black chain link fence on Cambell St and E Oakland St will have a minimum setback of 10 ft from the property line. The initial planned development (21PD039) stipulated a black chain link fence along with coniferous trees spaced at minimum 40 feet apart is acceptable. The black chain link fence along with the coniferous trees will act as a security fencing and screen fencing for the project.

Thanks,

Mike Stetson, PE
PROJECT MANAGER

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From: Renee Catron <renee@ktmdsi.com>
Sent: Monday, May 16, 2022 9:17 AM
To: Mike Stetson <mikes@ktmdsi.com>
Subject: FW: 22PD022

Storage Units at Superpumper Subd. See below. You might want to request a variance to the fence height at certain locations to match.
Thank you,
Hi Renee,

The letter of intent for this application notes that a black chain-link fence is proposed around the perimeter of the property and will have a maximum height of 6 feet. A chain-link fence is shown in the legend however, I’m unable to identify it on the plans provided, could you please indicate where this fence is proposed to be located?

Please note, that 17.18.080 of the RCMC states that only a 4-foot high fence may be located in the front yard or side yard abutting a street. 17.50.340.C.1 states that on corner lots and double frontage lots, fences no more than 8 feet may be allowed in a second front yard when setback 10 feet from the property line. To determine fence height requirements, can you clarify which property line you are proposing to designate as your front property line?

Thanks,

Tanner Halonen
Current Planner I
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