Case No. 22PD019

Legal Description:

Lot 1 of Founders Park Subdivision, located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROJECT DESCRIPTION
Lot 1 of Founders Park

Founders Park, LLC is the owner and developer of this property and project. Founders Park Subdivision is an existing project that currently has 7 of the 9 buildings completed. We are requesting a major amendment to our Planned Development for Lot 1.

The PD approval for this parcel is currently for a 3-story mixed use building containing approximately 30,000 square feet. This PD major amendment application is to request approval for a one-story building that will house 3 office suites and have no mixed use. The building will contain approximately 10,300 square feet.

The proposed use of the building will be professional offices. The building will compliment all existing architectural designs of the existing buildings in the office park. Exterior finishes will be stone and siding similar to other buildings in Founders Park. Preliminary plans are included with this submittal.

All infrastructure, streets, parking lots, site lighting, and landscaping have been approved previously and were completed during the initial development stage. Additional landscaping around the building shall be provided as shown on the attached plans. A monument sign, identical to the sign design used throughout the project will be constructed in front of the building as shown on the site plan. A new dumpster enclosure will be constructed as show on the site plan. Existing available parking counts far exceeds City requirements and that of the original PD approval.
Future Land Use Categories

- Subject Property
- Employment
- Parks and Greenway
- Forest Conservation