Case No. 16PD029

**Legal Description:**

Tract H of Regional Hospital, located in the SW1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Written Statement

RE: Rapid City Regional Hospital
Parking Lot 1B
Final Plan Development

This submittal application has been made with the intent to establish a Final Planned Development for the 3.0 acre area in the northeast corner of the intersection of 5th Street and Elk Street. The purpose of the planned development is to provide additional parking for Rapid City Regional Hospital during the proposed construction on campus. This area is on the same parcel as the hospital, however, in previous planned development applications this area was broken out into its own planned development area.

The proposed parking lot will provide 100 new parking spaces with the only vehicular access to Elk Street. The planned development area also includes 10 parking spaces that are part of a 98 space parking addition to the main hospital parking area with primary street access to 5th Street. These 10 spaces are also associated with a minimal amendment to the hospital planned development for the 98 space parking addition. Even though there are a total of 110 spaces as part of this planned development area, a traffic study is not required since the maximum spaces that are accessible from any one point is 100 spaces.

The proposed additional spaces will off-set the spaces that will be lost during future construction on the hospital campus. The existing parking on campus is 1,844 spaces of which 58 are accessible spaces (which includes the new parking area currently submitted to the city for a Minimal Amendment). The new parking area will increase the total spaces temporarily to 1,944 spaces which will require an increase in the amount of accessible parking spaces from 41 to 42. The existing provided accessible spaces is 58, which is above the required amount; therefore no new accessible spaces are required for the proposed additional parking.

The proposed increase in impervious area from the parking lot has been accounted for in the design of the detention pond that is to be built with the additional parking being added as part of the minimal amendment to the hospital’s planned development area. The detention pond has been designed to meet the city’s stormwater quality and quantity requirements and was designed to incorporate this proposed parking area and impervious area from any future development that might occur within the planned development area.

The proposed Landscape Plan has been designed to meet the Landscape Ordinance requirements. The required landscape points have been provided for the developed area of the parking lot and surrounding grading extents. The landscape points have been met through the planting of trees and shrubs in the landscape islands and surrounding the parking area. The adjacent sodded ground cover has not been included in the provided landscape points. Since the provided ground cover is not being used for the required points and the proposed trees and shrubs are suited for the region, irrigation is not provided for the proposed parking area. We are requesting that the requirement for providing irrigation be waived for this project due to the reasoning stated above.

The remaining undeveloped land within the planned development area could be developed in the future. Currently there is not a specific plan for future development, but at the time that this area is developed the stormwater and landscape requirements will be addressed at that time.

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