Case No. 22PD038

Legal Description:

Lot 5 of Skyline Pines East Subdivision, located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LETTER OF INTENT
FOR
FINAL PLANNED DEVELOPMENT
FOR
PROPOSED RMD PROPERTIES LLC SITE DEVELOPMENT
LOCATED ON LOT 5 OF THE SKYLINE PINES EAST SUBDIVISION
LOCATED IN SECTION 11, T1N, R7E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

RMD Properties LLC intends to construct a new 7,460+/- square-foot building with 3,730+/- square-foot area for Loan Office space and 3,730+/- square-foot area for Warehousing/Storage space on Lot 5 of the Skyline Pines East Subdivision located at 3046 Tower Road, Rapid City, South Dakota. The property is Owned by RMD Properties LLC and the proposed project name is National Loan Acquisitions Company (NLAC).

The RMD Properties LLC Owner group intends to develop on Lot 5 as shown on the drawings. A preliminary submittal meeting with the City was completed at the City on November 5, 2021 with Scull Construction. A courtesy review for the proposed project by City Staff has been completed. The following items have been developed based on the courtesy review comments from the City:
1. A Traffic Impact Study is not required for the project.
2. Show the ability to meet parking requirements on the site if entire building area was considered Office Commercial at a future date.
3. Stormwater detention and stormwater quality for site development has been provided at the adjacent Lot 6 property by onsite detention as shown on the drawings. Lot 6 is Owned by RMD Properties LLC Owner group. A Storm Sewer Easement on Lot 6 is proposed and shown on the drawings. The site storm sewer is shown to connect to the public storm sewer system on Tower Road. See Stormwater Tech Memo for Calculations.

Existing Planned Development overlay file number for Lot 5 is #04PD021. The property is zoned for Office Commercial with a Planned Development Overlay.

The project is intended to meet the requirements of the Office Commercial District Zoning.

END OF LETTER OF INTENT

RECEIVED
JUL 08 2022
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT