Case No. 16PD032

Legal Description:

Tract A of Fountain Springs Business Park, located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOWER LEVEL PLAN

1" = 30'-0"
Re: Proposed Addition / Remodel at 2700 N Plaza Drive  
Revised: 07.07.2016

Project Description:
Proposed project consists of an addition / remodel to an existing 43,500 square foot building located at 2700 N. Plaza Drive currently occupied by Black Hills Federal Credit Union. Black Hills Federal Credit Union operates a branch and locates general Credit Union support staff within the existing building. The proposed work within the existing building will demolish 8,700 square feet and remodel 17,600 square feet of existing building. A new 111,217 square foot addition will be located to the north of the existing building and 1,544 square feet of new addition will be located at the southeast of the existing building. Underground parking is also proposed at the location of the building addition at the north of the existing building. The area of the underground parking is to be 36,024 square feet. Black Hills Federal Credit Union will be the sole occupant of the proposed project. The proposed project total square footage (inclusive of underground parking and non-remodeled spaces) is 182,035 square feet. The proposed project includes site and parking modifications to support the addition / remodel as well as relocating an existing drive-up function for the existing branch. The existing facility is not listed on the historic register.

1. **Black Hills Federal Credit Union: Office Space for Support** Staff – IBC occupancy type B. Financial Institution is a permitted use in the Light Industrial District. Total area of Office Space for Support Staff is 80,544 square feet. The intended hours of operation will be from 8:00 AM to 5:00 PM.

2. **Black Hills Federal Credit Union: Branch Space** – IBC occupancy type B. Financial Institution is a permitted use in the Light Industrial District. Total area of Branch Space is 5,900 square feet. The intended hours of operation will be from 9:00 AM to 5:00 PM.

3. **Black Hills Federal Credit Union: Storage** – IBC occupancy type B. Financial Institution is a permitted use in the Light Industrial District. Total area of Storage is 32,256 square feet.

4. **Black Hills Federal Credit Union: Training Space** – IBC occupancy type A. Financial Institution is a permitted use in the Light Industrial District. Total area of Training Space is 13,000 square feet. The intended hours of operation will be from 8:00 AM to 5:00 PM.

5. **Black Hills Federal Credit Union: Mechanical** – IBC occupancy type B. Financial Institution is a permitted use in the Light Industrial District. Total area of Mechanical is 6,100 square feet.

6. **Black Hills Federal Credit Union: Underground Parking**. Total area of Underground Parking is 36,024 square feet.

Parking & Drive Aisles:
Due to current zoning requiring a quantity of parking stalls that would negatively affect the currently substantial green space, we are requesting a reduction in total parking stalls required. We feel that due to the nature of the business, there will rarely be the need to utilize the full number of the spaces required. Due to the nature of the credit union’s business, events will not be held that would require the need of overflow parking capacity – only Black Hills Federal Credit Union staff that work at this location will use the proposed facility – this is a support office (with a small branch). In addition, we propose that the Training Space not meet the required parking stall counts (thus counted twice) for its full square footage as only Black Hills Federal Credit Union staff located at 2700 N Plaza drive will use this space. Finally, the site is remote from its neighbors, and the credit union will not be able to hold events that support large numbers of outside visitors since off-site parking and off-site overflow is not available at this location. Please refer to the following calculations and notes.
1. We are seeking a parking reduction from 440 spaces to **352** on-site spaces (**80%** of the ordinance required parking spaces). The total count is derived on the attached drawing proposed with the following occupancies of the space:
   a. Assembly 13,000 SF (Training Space, 4.30/1000) 56 Spaces
   b. Bank/Savings and Loan Office 80,544 SF (4.30/1000) 346 Spaces
   c. Bank/Savings and Loan 5,900 SF (4.00/1000) 24 Spaces
   d. Storage and Mechanical 46,567 SF (.25/1000) 12 Spaces
   e. Underground Parking 36,024 SF 1 Space

2. Proposed parking stalls configuration:
   a. **280** surface parking stalls
   b. **72** underground parking stalls
   c. We ask that the final number of above and below ground parking stalls be able to be modified as plans are fully engineered, excepting that the total number of parking stalls will remain **352** (minimum).

3. We are seeking a reduction in the required parking aisle width from 26 feet to 24 feet (**92%** of the ordinance required parking aisle width). 24 foot aisles would allow significantly less disturbance to the amount and value of current landscaping on the existing project site. In addition, existing parking aisles are 24 feet and have served the credit union well during their occupancy of the building.

**Building Height:**
4. Building Height: In order to facilitate access for service / maintenance of rooftop equipment, we are seeking an exception to the maximum building height. The proposed building heights proposed are as follows:
   a. Parapet: 47'-0"
   b. Stair tower roof: 53' 4 3/4"

**Public Sidewalks:**
5. We propose to eliminate the need to install public sidewalks along Plaza Drive. The project site is bounded by golf course holes with problematic grading conditions at both the east and west property line. In addition, if a walk was required at 2700 North Plaza Drive, there are no neighboring public walks to connect to. The requirement for public sidewalks at this project site would create an ongoing maintenance item for BHFCU that does not provide value to their employees nor members nor adjacent public access and spaces.