Case No. 16PD049

Legal Description:

Lots 1, 2 and 3 of Block 3 of Stoney Creek South Subdivision, located in the NW1/4 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
September 30, 2016

City of Rapid City
Growth Management Department
300 Sixth Street
Rapid City, SD 57701

Re: Planned Development for Carpenter Dental

To Whom It May Concern:

A planned development major amendment is being submitted for a 1.12 acre parcel of property at 5610 Bendt Dr. lots 1,2,&3 that is currently zoned Office Commercial. The intent of the development is as follows:

1. Uses:
   a. Initial Phase: Initial phase use was approved for dental office. Initial phase was 3,223 sq ft building.
   b. Additional Phase: Additional phase would be use for dental office. The additional phase has an additional 2,820 sq ft.

2. Parking:
   a. Initial Phase: Initial phase provided a total of 17 parking spaces with one being handicap accessible.
      i. Initial phase only required 12.892 parking spaces.
   b. Additional Phase: Additional phase will provide an additional 15 parking spaces. An additional handicap space will also be provided.
      i. Additional phase only requires 11.28 additional parking spaces.
   c. A total of 32 parking spaces are being provided. The 32 parking spaces being provided exceed the required 24.172 parking spaces.

3. Signage:
   a. Initial Phase: All building and site signage that was approved in original PD will remain.
      i. Approved signage on the west elevation will be moved to the new west wall of the new expansion.
   b. Additional Phase: No additional building or site signage will be provided.

4. Landscape:
   a. Initial Phase: The only change to the initial phase landscape plan is the removal of six existing trees. Provided landscape points will be adjusted to reflect the removal of trees.
   b. Additional Phase: The total amount of required landscape points can be reduced by 3,000 points due to the additional building sq ft. There is a total of 69,660 landscape points being provided. This exceeds the required 43,135 points.
      i. Any area disturbed by construction will be reseeded.

5. Building Heights:
   a. Initial Phase: Building height requirements were meet in the initial phase.
   b. Additional Phase: The height of the new expansion is 25'-0". Maximum building height does not exceed the 35'-0" maximum height allowed by zoning.

6. Building Setbacks:
   a. Initial Phase: Setbacks requirements were meet in the initial phase.
b. Additional Phase:
   
   i. West property line has a front setback of 25'-0" along Bendt Dr.
   
   ii. North property line requires no side setback due to neighboring property
       being general commercial.
   
   iii. The east property line rear setback was reduced from 25'-0" to 10'-0" in
       original PD. New addition would like to maintain setback reduction to
       10'-0" as approved in the original PD.
       1. A request for exception will be submitted to eliminate screening
          requirement along property line that is adjacent to residential
          zone.

   iv. The south property line requires a rear setback of 25'-0" due to
       neighboring property being light residential.
       1. A request for exception will be submitted to eliminate screening
          requirement along property line that is adjacent to residential
          zone.

7. Building Colors:

   a. Initial Phase:
      
      i. The exterior materials will be a combination of stone, brick, EIFS and
         wood as outlined on the exterior elevation drawings. The final colors
         may vary slightly but remain within a moderate range of earth-tone
         colors.

   b. Additional Phase:
      
      i. Exterior material will match existing materials.

8. The dumpster location will be moved to the far south end of new parking lot. Dumpster
   screen will remain the same.

9. Request For Exception:

   a. In an Office Commercial District, there is a 25'-0" rear yard setback requirement.
      The property Owner is requesting a “Request for Exception” that will reduce the
      setback from 25'-0" to 10'-0". Reducing the setback will not affect the adjacent
      land Owner due to the steep grades along that property line.

   b. In an Office Commercial District, there is a screening requirement where
      property is adjacent to the residential district. The property Owner is requesting a
      “Request for Exception” that will eliminate the requirement of a screening fence
      along the entire rear property line. Adjacent property is significantly higher than
      the required 6"-0" tall fence and will not block any view or light from the
      property. A precedent for this request is the adjacent property owner to the north
      got similar request approved to remove the screening requirement along the same
      residential district.

Please let us know if you have any additional questions or desire clarification of this
submittal.

Sincerely,

[Signature]

ARC International, Inc.
Chris Olney, Designer
Plant Name | Qty. | Size | Points | Total Pts. | Notes
---|---|---|---|---|---
Perennial, Ornamental Edging | 24 | 12 | 2 | 48 |
Sod | N/A | N/A | N/A | N/A |
Shrub | 12 | 12 | 1 | 12 |
Tree | N/A | N/A | N/A | N/A |
IRRIGATION | 12 | 12 | 1 | 12 |
Groundwater Recharge | N/A | N/A | N/A | N/A |
Point Requirements
- Lot Size: 46,179 sq. ft.
- Total building: 6,432 sq. ft.
- Required Points: 43,128
- Existing Landscaping Points (from table): 8,880

Irregation Notes:
1. Identical species and spacing of native and native-like trees are stressed on this plan. Actual tree placement and palm spacing will differ from plan.
2. Detach and return the pipe will be sized for potable water supply line exceeding 5 psi.
3. Backflow device will be installed per SD code.
4. Only irrigation line will be seen in all.

Legend:
- Rundrip 500PD
- Rundrip 300PD
- Electric valve