Case No. 17PD004

**Legal Description:**

The unplatted remainder of the W1/2 of the NW1/4 of the SE1/4, less Block 1 of North Riverside Addition, less Founders Park Subdivision and less right-of-way in Section 35, T2N, R7E, all located in the W1/2 of the NW1/4 of the SE1/4 of Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
February 6, 2017

Dale Tech, PE, LS – Acting Director
Public Works Department
Community Planning & Development Services
City of Rapid City
300 Sixth Street
Rapid City, SD 57709

RE: Final Planned Development
Proposed Lot 9 of Founders Park Subdivision

Dale:

Per the attached information we are requesting the Final Planned Development for a single story 5,969 sf office building on Proposed Lot 9 of Founders Park Subdivision.

This request accompanies an application for Preliminary Subdivision Plan for Lot 9 of Founders Park Subdivision and additional dedicated right-of-way for Founders Park Drive.

On November 24, 2015 a Minimal PD Amendment was approved to allow reduced front building setbacks of 20.5’ in anticipation of the dedication of additional right-of-way that comes with the accompanying and referenced plat (#10PD001C). Other provisions of the previously approved Founders Park PD will be met and maintained.

The proposed development will be consistent in character and nature with the existing and approved development plan. Lighting and signage will be per the existing development or within specified ordinance and code. In addition to the site development plans, building elevations, a landscape plan and Flood Plain Development Application are included with this submittal.

Thank you for time and consideration of this request and please do not hesitate to let us know if you have any additional questions.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Fihick
President

jlf
encl
cc Pat Tlustos

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RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES
# Founder's Park Parking (11-10-15)
(Amended 2-12-16 for Proposed Lots 3 - 5)
(Amended 2-6-17 for Proposed Lot 9)

<table>
<thead>
<tr>
<th>Lot</th>
<th>Status</th>
<th>Building SF (all office @ 5/1,000 unless otherwise noted)</th>
<th>Required Parking</th>
<th>Parking Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Proposed Future Development</td>
<td>10,000 12 apt units</td>
<td>50 18 + 3 (guest) = 21 Total</td>
<td>21 in building</td>
</tr>
<tr>
<td>2</td>
<td>Developed</td>
<td>7,232</td>
<td>37</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Proposed</td>
<td>12,318 (envelope)</td>
<td>62</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Developed</td>
<td>2,498</td>
<td>13</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Developed</td>
<td>4,503</td>
<td>23</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal Lots 1 - 5</strong></td>
<td><strong>36,551 Subtotal Lots 1 - 5</strong></td>
<td><strong>206 total required</strong></td>
<td>74 (existing in se parking) 138 (proposed in nw parking) 21 in building 233 total provided</td>
</tr>
<tr>
<td>6</td>
<td>Developed</td>
<td>5,872</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Developed</td>
<td>15,250</td>
<td>77</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Developed</td>
<td>12,918</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Proposed</td>
<td>5,969</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal Lots 6 - 9</strong></td>
<td><strong>40,009 sf Subtotal Lots 6 - 9</strong></td>
<td><strong>202 total required</strong></td>
<td>219 striped 10 in building 229 total (includes 8 handicap) 10PD001 approves 228 for Lots 6 - 9</td>
</tr>
</tbody>
</table>

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