Case No. 17PD013

Legal Description:

Lot A of Block 2 of Gateway Business Park Subdivision, located in Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
March 28, 2017

Mr. Fletcher Lacock  
Community Planning & Development Services  
City of Rapid City  
300 Sixth Street  
Rapid City, SD  57701

RE: Initial-Final Planned Development – Rice Honda – Gateway Business Park, Rapid City, South Dakota  
Lot A, Block 2, Gateway Business Park Subdivision, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

Dear Mr. Lacock:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City's requirements for an Initial-Final Planned Development for the proposed Rice Honda development located at Gateway Business Park Subdivision in Rapid City, South Dakota.

Included with this submittal are:

1. Application
2. Vicinity Map
3. Building Floor Plan
4. Building Elevations
5. Drainage Report
6. Site Plan
7. Geotechnical
8. Rally Setup Exhibit
9. Turning Movement Exhibit

Project Background:
The proposed Rice Honda development will consist of a 58,800 SF building that will have a show room, service area with storage for parts, and offices. Behind the proposed building there will be a paved area that is fenced for secure storage. A generously landscaped area will surround the entire site. The business sells numerous products including ATVs, motorcycles, utility vehicles, scooters, snowmobiles, watercrafts, and trailers from popular brands such as Honda, Suzuki, Can-Am, Sea-Doo, Ski-Doo, Slingshot, Victory, Polaris, KTM, CFMOTO, SSR Motorsports, California Sidecar, Champion Trikes, Haulmark, and Triton Trailers. The development will provide a new, first class business that will attract customers from the Rapid City area and beyond.

Building Use and Zoning:
See attached floorplans. The proposed building will have a first floor area of 58,800 SF. The applicant has requested that the primary use building be permitted with the Final Planned Development.

The property is currently zoned General Commercial and the sale of ATVs, motorcycles, and snowmobiles is a permitted use.
Parking Requirements:
See attached site layout. Per Rapid City zoning code, a total of 131 parking spaces are required. The proposed site plan provides a total of 230 spaces and 5 accessible spaces, meeting the zoning code.

The site and proposed uses are consistent with the assumptions found in the approved Traffic Impact Analysis prepared for E Mall Drive.

Landscaping:
See the attached landscaping plan. The applicant is requesting an exception that the requirement of four (4) landscaped islands be reduced to zero (0) landscaped islands. The landscaping plan around the perimeter of the parking area provides numerous trees, shrubs, and decorative grasses. The applicant has specific goals for parking that limit the areas available for landscaping islands. The applicant also has concerns that the landscaping islands provide a path for water to flow under/through the base course and undermine the pavement. Two islands located near the building are proposed to have decorative rock without landscaping and will be used as display areas for ATVs and utility vehicles. These islands along with the landscaping around the perimeter provide an aesthetically appealing site. The remainder of the site is proposed in accordance with the Rapid City Zoning Code.

Sanitary Sewer, Water, and Storm Water:
See attached Design Report prepared for the site. Adequate water pressure for normal operations and fire flows are provided to the site, which is served by the City of Rapid City. Adequate sanitary sewer facilities have also been provided to the site. Off-site storm water quantity improvements have been constructed to serve the entire development, including this site. On-site storm water quality structure is to be constructed that serves the entire site. Outfitter Road has storm sewer network that provides adequate conveyance capacity from the site to the existing detention facility.

Building Height:
See attached section views of the building.

The proposed primary building is two (2) stories and will be no taller than 28’ as measured according to RC Code. Current zoning allows for a maximum height of 45’ or stories.

Lot Coverage:
The size of the lot will be 6.63+/- acres. The proposed buildings have a total first floor area of 58,800 SF, which equates to a lot coverage of 20.4%. Rapid City zoning code allows for maximum lot coverage of 35%.

Signage:
See attached Signage Elevation exhibits.

Pole Sign (North side of site):
Honda sign: 1 x 180 sq ft
Rice Honda Suzuki sign: 1 x 90 sq ft
BRP Pole Sign (South side of site): 1 x 100 sq ft
Building Wall Signs (Front/West side):
KTM sign: 1 x 60 sq ft
BRP sign: 1 x 120 sq ft
Rice Honda Suzuki logo sign: 1 x 90 sq ft
Honda sign: 1 x 45 sq ft
Slingshot sign: 1 x 45 sq ft
Building Wall Signs (South side):
Rice Honda Suzuki logo sign: 1 x 90 sq ft
Honda sign: 1 x 180 sq ft
Slingshot sign: 1 x 45 sq ft
Honda Service sign: 1 x 16 sq ft

Building Wall Signs (North side):
Rice Honda Suzuki logo sign: 1 x 90 sq ft
SSR sign: 1 x 60 sq ft
CFMOTO sign: 1 x 60 sq ft
Suzuki sign: 1 x 45 sq ft
Total Building Mounted Signage: 946 sq ft

Rapid City code allows for maximum sign square footage of 2,467 sq ft

**Fence:**
Fence (Exterior Grade Steel): 8 feet high

Rapid City code allows for maximum fence height of 8 feet. Behind the building (on the east side), the concrete paved area will be enclosed by a fence. The height of 8 feet provides a secure storage location for customers before they pick up their ATV or motorcycle. This height adds privacy by screening the area. Preventing viewing from the surrounding area adds to the aesthetic appeal of the site.

**Lighting:**
See attached Site Plan for site lighting locations. Lighting has been provided in accordance with Rapid City Code.

**Color and Outside Finish:**
See attached Exterior Elevations. Colors and Finishes are detailed in the notes found on pages E1.

We hope that this information is adequate to address any questions or comments and provide guidance for the approval of the initial-final planned development. If there are any additional questions please do not hesitate to contact me.

Sincerely,
KTM Design Solutions, Inc.

[Signature]

Mike Stetson, PE

Enclosures
Fence

RECEIVED
MAR 10 2017
RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

#2 2x4 GIRT

ALL SIZES SUBJECT TO CHANGE DUE TO ENGINEER CALCULATIONS AS NEEDED

COLUMN SIZE & SPACING DETERMINED BY ENGINEER

#2 2x4 GIRT

EXTERIOR GRADE STEEL

TREATED 2x4 GIRT

SIDE VIEW
SCALE N.T.S.

FRONT VIEW
SCALE N.T.S. SMALL PORTION SHOW ONLY