Case No. 17PD014

Legal Description:

Lots X and Y of Tract A of Schlottman Addition, located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
March 24, 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

Dale:

RE: Initial Planned Development
    Lots X and Y of Tract A of Schlottman Addition

On behalf of the landowner (Epic Advertising) and the applicant (Waste connections dba Kieffer Sanitation) and per the attached information we are requesting an Initial Planned Development in conjunction with a request for rezoning from General Commercial to Light Industrial. These lots (which have been vacant since 1975) will be acquired by the adjoining landowner (Waste Connections) and will be utilized for the storage of equipment, materials and containers associated with the adjoining/existing refuse collection/disposal business.

This request for Initial Planned Development does not include a request for any Conditional Uses within the Light Industrial zoning district.

This request does not include requests for or exceptions or deviations from the zoning district area regulations (including lot area, setbacks, coverage, height regulations or screening requirements). Any future development in addition to or in place of the accessory storage use will comply with the underlying Light Industrial zoning regulations.

Per the enclosed proposed site plan (and per 17.22.090) a 7’ minimum height opaque fence shall be provided along the south portion of the property and along the east property line. The fence shall be chain link with either metal or mesh/fabric slats in a neutral color. The fence shall be located 25’ from the south property line to allow for placement of a landscaping buffer. The fencing with additional landscape materials will provide a significant buffer between the property and passing traffic on adjoining St. Patrick Street as well as the residences to the south.

The landscape buffer will consist of a 7’ to 10’ rock mulch buffer strip between the sidewalk and planting materials. This strip will provide a protective buffer between the landscape material and the adjoining street which can contain chemicals, solvents and tracked debris/materials which can be harmful to vegetation. A variety of deciduous and coniferous planting materials (trees and tall grasses) with varying heights and vegetation spread (upper/lower) along with organic or other mulch will be included in the remaining 16’ to 19’ landscape buffer. A drip irrigation system will be provided to ensure the sustainability of the planting materials.
Aside from the existing billboards located on the subject property, no additional signage is included or proposed. Any future signage shall comply with current codes and ordinances.

No additional lighting is proposed at this time and any future lighting will remain interior to the storage area and be directed away from the adjoining properties.

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. Findik
President

jlf
encl
cc  Bob Novak – Waste Connections