Case No. 17PD022

Legal Description:

Lot 4 and Lot 5 of Block 1 of Elks Crossing, located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services  
300 Sixth Street 
Rapid City, SD 57701  

**RE:** Major Amendment to a Planned Development 16PD031 – First Wesleyan Church, Elks Crossing, Rapid City, South Dakota  

Dear Review Engineer:  

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for Major Amendment to a Planned Development to update the approved Planned Development for the First Wesleyan Church site to include a monument sign.  

Included with this submittal are:  
1. Application & Fee  
2. Vicinity Map  
3. Sign Exhibit  
4. 16PD031 – Staff Report  
5. 16PD031 – Letter of Intent  
6. Sign Exhibit  
7. Site Plan  

**Project Background:**  
The proposed First Wesleyan Church will be a great new addition to the City of Rapid City and will be located east of the intersection of East Minnesota Street and Marlin Drive located in the Elks Crossing Subdivision. The proposed Church will have seating for 403 people.  

**Building Use and Zoning:**  
See attached floorplan. The proposed building will have a first floor area of 18,292 SF.  

The property is zoned Office Commercial and designated as a Planned Development.  

**Parking Requirements:**  
No change requested.  

**Landscaping:**  
No change requested.  

**Sanitary Sewer, Water, and Storm Water:**  
No change requested.  

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Building Height:
No change requested.

Lot Coverage:
No change requested.

Signage:
The applicant is submitting this major amendment to the approved planned development because at the time of the original planned development the applicant did not know what their site signage was going to include. The major amendment is proposing two single sided digital LED message panels along with a monument sign. The LED panels will be located north of the building along Elk Vale Road. The monument sign is proposed along Marlin Drive in the location that was indicated as a future sign location with the approved final planned development submittal. See the attached site plan sheet for the location of both proposed signs.

The property has 644 linear feet of frontage along Marlin Drive. This results in a maximum allowable size for ground signs of 1288 square feet. The proposed LED sign is 5.0 feet by 9.0 feet resulting in a 45.0 square foot sign. Identical signs facing both east and west are proposed for a total of 90.0 square feet. The proposed monument sign is a 4.0 feet by 8.0 feet dual sided sign for a total of 64.0 square feet. The combined total area of signage for the site is 154 square feet, well below the maximum allowable.

Lighting:
No change requested.

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

Thank you for your help.

Sincerely,
KTM Design Solutions, Inc.

[Signature]
James Warne, PE
Enclosures

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17PD022

PLAN
NOT TO SCALE

DIGITAL LED MESSAGE PANEL

9.00'

9.00'

ELEVATION
NOT TO SCALE

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SIGN DETAIL - ELK VALE ROAD
FIRST WESLEYAN CHURCH
MAY 12, 2017

PRELIMINARY FOR REVIEW ONLY