Case No. 17PD028

Legal Description:

Lot 22 of Marlin Industrial Park, located in Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services
300 Sixth Street
Rapid City, SD  57701

RE: Initial/Final Planned Development – Pro-Mark Services Inc. – Lot 22, Marlin Industrial Park, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, 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 a Final Planned Development for the proposed Pro-Mark Expansion Project located on Lot 22 Marlin Industrial Park in Rapid City, South Dakota.

Included with this submittal are:
1. Application
2. Vicinity Map
3. Turning Movements Exhibit
4. Building Floor Plan
5. Building Elevations
6. Drainage Report
7. Site Plan
8. Geotechnical Report

Project Background:
The proposed Pro-Mark Expansion Project will be located at the northeast quadrant of the intersection of Creek Drive and Marlin Drive within the Marlin Industrial Park. The proposed building will have 6 commercial shop spaces available for lease. This project has the same intent as the adjacent site to the north which was constructed last year by the same applicant. Pro-Mark Services is a Construction Services firm that has been active in the BHA and built a reputation as a dependable and quality contractor though their work in the Black Hills area.

Building Use and Zoning:
See attached floorplan. The proposed building will have a gross floor area of 15,977 SF. The use of the building is intended to serve types of tenants that would require a small amount of office area and utilize larger portion of warehouse area. An example of a tenant would be small contractors such as plumber who would need a small office area and a large area to store equipment and supplies. The building will consist of 6 units comprising of approximately 4,357 square feet of office space and 11,621 square feet of warehouse space.

The property is zoned General Commercial and designated as a Planned Development.
Parking Requirements:
See attached site layout. Per Rapid City zoning code, 5 parking spaces are needed per 1,000 square feet of office space and .25 spaces per 1,000 square feet of warehouse space. Using the use area listed above a total of 22 parking spaces are required. The proposed site plan provides a total of 36 spaces with 2 accessible spaces, exceeding the zoning code.

The site and proposed uses do not generate the required peak hour trips to require a Traffic Impact Study.

Landscaping:
Landscaping has been provided in accordance with the Rapid City Zoning Code.

Sanitary Sewer, Water, and Storm Water:
Sanitary Sewer Mains, Water Mains and Storm Water facilities have all been provided to the site. Service line locations are included with the attached site plan.

Building Height:
The proposed building is one (1) story and will be no taller than 27’ as measured according to RC Code. Current zoning allows for a maximum height of 45’ or 4 stories.

Lot Coverage:
The size of the lot is 1.79 acres or 77,972 SF. The proposed building has a floor area of 15,977 SF, which equates to a lot coverage of 20.5%. Rapid City zoning code allows for maximum lot coverage of 75%.

Signage:
The applicant currently does not wish to construct a sign on the property. However, a future sign location has been identified on the site plan. The applicant has indicated that a future sign would not include an LED component. Should the desire to construct a LED sign arise the applicant will then submit an amendment to the Final Planned Development.

Lighting:
Site lighting will be achieved by means of wall packs mounted on the exterior of the building in accordance with RC Code.

Thank you for your assistance in this matter.

Sincerely,
KTM Design Solutions, Inc.

[Signature]
James Warne, PE

Enclosures
Plans are reviewed for general conformance with applicable governmental regulations, stipulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the proposed public improvements.