Case No. 17PD041

**Legal Description:**

Lot 2 of Tower Ridge Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
July 14, 2017

City of Rapid City
Growth Management Department
300 Sixth Street
Rapid City, SD 57701

Re: Initial & Final Planned Development (PCD) for Rise Up located at Lot 2 Tower Ridge Sub 23 1N 07E

To Whom It May Concern,

An Initial & Final Planned Development (PD) is being submitted for the Rise Up project located at Lot 2 Tower Ridge Sub 23 1N 07E. Property recently has been changed to Office Commercial with a PD overlay. The property is proposed to be developed as follows:

1. **Uses:** The property will be developed to allow for an athletic training and performance center. The facility will include a gymnasium that caters to a variety of sports uses and an open-office area for physical training, wellness, sports medicine, and rehab/injury prevention providers.
   a. **Initial Development:**
      i. Sport Medicine Office – B Occupancy 3,000 s.f
      ii. Gymnasium – A Occupancy 23,750 s.f
      iii. Storage/Mechanical – S Occupancy 1,600 s.f
      iv. Total Square Footage 28,350 s.f
   b. **Future Development:** Site has been designed to accommodate a few different future development options. Future development consists of expansion of Wellness & Sports Medicine Offices. An amendment to the PD will be submitted when the future development is proposed.

2. **Occupancy/Parking Requirements:**
   a. The facility has two use scenarios that have different parking requirements. Below is the calculation for each scenario requirement.
   b. **Scenario One - Primary Use (90% +/- of the time) Sports Medicine Office & Performance**
      i. Sports Medicine Office 3,000 sf x (Office@4.00/1,000 sf) = 12
      ii. Gymnasium 23,750 sf x (Recreation 4.00/1,000 sf) = 95
      iii. Storage 1,600 sf x (Storage .25/1,000 sf) = .4
      iv. Total Parking Required 107.4

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c. **Scenario Two – Alternate Use (10% +/- of the time) Assembly Use for Athletic Events**
   
   i. Sports Medicine Office 3,000 sf x (Office 4.00/1,000 sf) = 12  
   ii. Gymnasium spectator x (1.00 per .33 seat) = 130  
      1. On occasion, the facility will be used for athletic events with spectators. The facility is designed for 105 spectators and 25 participants per court. At one time, this facility is designed to have up to 390 people in the gymnasium area. At 1 parking spot per .33 seat we would need to provide 130 Parking space.  
   iii. Storage 1,600 sf x (Storage .25 per 1,000 sf) = .4  
   iv. Total Parking Required 142.4

d. **Total Parking**
   
   i. A total of 146 parking spaces are being provided for this facility. The 146 parking spaces exceeded the required parking for both Scenario 1 and Scenario 2.  
   ii. Of the 146, a total of 5 handicap parking spaces will be provided. Of the 5 handicap spaces, 2 of them will be van accessible.

e. **Future Parking**: Future parking on the site has the potential of adding up to an additional 80 parking spots for future Office Commercial use. An amendment to the PD will be submitted when the future expansion is proposed.

3. **Signage Requirements**:

   a. **Initial Site Signage**: The site has 233 linear feet of frontage along Highway 16 and 863 linear feet of frontage along Enchantment Road. A total of 1,096 linear feet of frontage allows for 2,192 sq. ft. of site signage.  
      i. **Initial Site Signage** – Two 20'-0" x 20'-0" monument site signs will be provided on the site. Coordinate location of signs with site plan. One sign will be located at each entrance off of Enchanted Road. The 800 sq. ft. of site signage that is proposed is under the allowed 2,192 sq. ft. of site signage. Final sign graphics will be approved with a minor amendment to PD.

   b. **Initial Building Signage**: The site has 233 linear feet of frontage along Highway 16 and 863 linear feet of frontage along Enchantment Road. A total of 1,096 linear feet of frontage allows for 2,192 sq. ft. of building signage.  
      i. **Initial Building Signage** – Building signs will be located on the east, west and south elevation of the building. A 40'-0" x 5'-0" sign and a 20'-0" x 5'-0" will be located on the west elevation. A 50'-0" x 10'-0" sign will be located on the south elevation. A 40'-0" x 5'-0" sign will be located on the east elevation. The total of 1,000 sq. ft. of building signage that is proposed is under the allowed 2,192 sq. ft. of building
signage. Final sign graphics will be approved with a minor amendment to PD.

4. **Landscape Requirements:**
   a. **Initial Landscape:** 3.86 acres x 43,560 points/acre – 28,350 building footprint = 139,791.6. Design will meet the minimum landscape requirements. A minimum of 140,000 landscape points will be provided. Landscape plan will maximize the points received from existing trees on the site.
   b. **Future Landscape:** A major amendment will be submitted for future phase landscape, which will include revised landscape plan. At this time we do not know when or what will be included in future building expansion.

5. **Building Heights and Setbacks:**
   a. **Initial Development Building Heights**
      i. **Height Requirements:**
         1. Ordinance 17.36.060 - Height limited to 3 stories or 35 feet except as provided for in 17.50.260. The one story building does not exceed the maximum building height of 35'-0".
         2. Future office commercial building could be either one or two stories tall. Future building will not exceed 25'-0" maximum.
      ii. **Initial Development Setbacks:** Site setbacks require a 25'-0" front yard setback provided along the west property line that runs along Highway 16. A 25'-0" front yard setback is required along the north property line that runs along Enchantment Road. A 25'-0" front yard setback is required along the South property line that runs along Plains Vista Court. A 25'-0" side yard setback is required along east property line. All building structures will be kept out of the setbacks.
      iii. **Site Signage Setbacks:** All site signage will be set back a minimum of 10'-0" from any right-of-way setbacks or property setbacks.
      iv. **Screening Requirements:** Screening is required when adjacent to a residential district. Screening would be required along the east property line, however an exception is being requested to eliminate this screening requirement.

6. **Request For Exception:**
   a. The property Owner is requesting a Request For Exception to eliminate the requirement for providing landscape islands in the parking lot. The justification for this exception is the parking lot is a single-corridor parking lot with landscape on either side of the parking lot. There is ample amount of landscape that helps break up the parking lot.
   b. The property Owner is requesting an exception to eliminate the required sidewalk along Plains Vista Road and along Highway 16. Request will be submitted to city engineering for approval.
7. Traffic Study
   a. A traffic study has been conducted for this project. See attached traffic study that has been submitted.

8. Neighborhood Meeting
   a. A meeting will be set up for neighbors to review project. ARC will set up meeting time to review and ask questions about proposed design.

Please contact my office if you need clarification or any additional information for this submittal.

Sincerely,

[Signature]

Chris Olney, Project Architect
ARC International, Inc.