Case No. 17PD031

**Existing Legal Description:**

A portion of the NW/4 of the NW1/4 located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeast corner of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; then S 04° 20' 20" E, a distance of 426.24' to the point of beginning; Thence, first course S 04° 20' 20" E, a distance of 273.00'; Thence, second course: S 04° 20' 20" E, a distance of 193.43'; Thence, third course: S 04° 20' 20" E, a distance of 273.91'; Thence, fourth course S 04° 20' 20" E, a distance of 420.32'; Thence, fifth course: N 04° 20' 20" E, a distance of 636.00'; Thence, sixth course: N 04° 20' 20" E, a distance of 635.44' to said point of beginning.

**Proposed Legal Description:**

Lot B of Johnson Ranch Subdivision, located in Section 9, 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 – Rural America Initiatives – Johnson Ranch Subdivision, Rapid City, South Dakota

Dear Review Engineers:

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 Rural America Initiatives site located in Johnson Ranch Subdivision, Rapid City, South Dakota.

Included with this submittal are:

1. Application & fee
2. Vicinity Map
3. Site Plans
4. Building Elevations
5. Building Floor Plan
6. Ground Sign Elevations
7. Turning Movements Exhibit
8. Design Report

**Project Background:**
The proposed Rural America Initiatives (RAI) facility will be a great new addition to the City of Rapid City and will be located in the Johnson Ranch Subdivision which is being constructed in the southeast quadrant of the South Valley Drive and East Saint Patrick Street intersection. The proposed facility will provide head start and early head start services to families in the area. The site will provide an employment opportunity for 70 people.

**Building Use and Zoning:**
The building consists of 6 early head start classrooms and 6 head start classrooms and various support facilities. The building also contains a gymnasium that will be utilized as an indoor play area during school hours. The gym may also be used for small basketball games or an assembly/banquet hall during non-school hours. See attached building floorplan. The building will be constructed in two phases the first phase consisting of the classrooms and the support facilities. The second phase will consist of the gymnasium and the corridor leading to it. The proposed building will have a phase 1 floor area of 28,210 SF and a second phase floor area of 9,405 SF for a total building floor area of 37,615. The future gym/assembly space will be separated from the remainder of the building with a fire wall. It is anticipated that the second phase will be constructed within 15 years of the opening of the main facility. The applicant has requested that the layout and use of both phases of the building be approved as part of the Initial/Final Planned Development application.
The property is zoned Medium Density Residential.

Parking Requirements:
See attached site layout. Per Rapid City zoning code, the required parking for the preschool use is 1.4 spaces per employee/staff. The site will require a total of 98 parking spaces. The proposed site plan provides a total of 107 spaces, which includes 6 accessible spaces, this exceeds the zoning code. The site will have a secondary use for the gymnasium which will take place during non-school hours. Since the main use and secondary uses of the facility do not overlap time of use they will both utilize the same parking facility. Per Rapid City zoning code, the required parking for an assembly hall is 25 spaces per 1,000 SFGFA. The gym is 4,740 square feet. This will require 119 spaces. Signs will be posted at the designated bus loading zones allowing parallel parking after hours. This will accommodate the additional 12 required spaces. Should classroom or program support portions of the facility be expanded in the future the site has adequate space for parking to be added. These areas would consist of the southwest corner of the site and additional spaces along the perimeter roadway.

Landscaping:
Landscaping has been provided in accordance with the Rapid City Zoning Code. See attached landscaping plan. The landscape plan also identifies additional community/teaching garden areas. These garden areas are not included in the proposed landscape point calculations and are intended to be constructed by RAI as funding becomes available. The applicant is asking that the overall masterplan for the garden area be approved as part of the initial/final planned development even though it may not be completely installed initially.

Sanitary Sewer, Water, Storm Water, and Pedestrian Facilities:
Sanitary sewer service and water service stubs are to be provided to the site during the construction of Johnson Ranch Subdivision improvements. Service line locations from the existing stub to the building are included with the attached site plan. The site currently drains to the east where it passes under the Elk Vale Road ramps. The site will be bounded on three sides by a drainage swale that will also be constructed as part of the subdivision improvements. The subdivision improvements will also install a regional storm water detention pond, which will provide the storm water quality and detention for the site. The drainage patterns established with the Johnson Ranch Subdivision plans will be maintained in accordance with the attached design report. The proposed site will direct flow to various low points in the perimeter roadway where flow will then sheet flow to the previously mention drainage swales. The site plan also indicates a future foot bridge over the drainage swale to the east. This is intended to provide a route to the proposed park area located in the Johnson Ranch Subdivision. No agreement for access has been made with the adjacent land owner to this time. The applicant is showing this connection as future and is requesting that it be approved as part of the initial/final planned development to avoid the need amend the planned development if this feature comes to fruition.

Building Height:
The proposed building consists of a single story and will be no taller than 38’ as measured according to RC Code. Current zoning allows for a maximum height of 35’ or 3 stories. The applicant has requested that the maximum allowable height be increased to 38’ and the exception be approved as part of the Initial/Final Planned Development application.
Lot Coverage:
The size of the lot is 8.77 acres or 382,021 SF. The proposed building has a floor area of 37,616 SF, which equates to a lot coverage of approximately 9.8%. Rapid City zoning code allows for maximum lot coverage of 30% within Medium Density Residential zoning districts.

Signage:
The applicant is requesting to install two ground signs located at the two access points to South Valley Drive. The ground signs will consist of a 14 feet wide by 7 feet tall sign. The site will also include a wall sign above the main entrance and the gymnasium entrance of the building consisting of 2 feet tall by 24 feet long maximum. According to sign code Section 17.50.080.S.3.a and b the site is allowed one on-premises ground sign per street frontage with a maximum height of 8 feet and 32 square feet of area. The site is also allowed one on-premises wall sign per street frontage with a maximum area of 120 square feet. The applicant is requesting that two ground signs with an area of 98 square feet be approved as part of this initial/final planned development application.

Lighting:
Site lighting locations have been shown on the site plan and are in accordance with RC Code.

Thank you for your assistance in this matter.

Sincerely,

KTM Design Solutions, Inc.

James Warne, PE

Enclosures
MONUMENT SIGN

SCALE: 1/2" = 1'-0"