Case No. 17PD047

Legal Description:

The unplatted Balance of the S½SE¼NW¼; Unplatted Balance of NE¼SW¼; all located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. More fully described as follows: Commencing at the SW corner of the unplatted balance of the S½SE¼NW¼; unplatted balance of NE¼SW¼, all located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, and the point of beginning; Thence first course: S87°49′52″E, a distance of 215.83 feet; Thence second course: on a curve turning to the left with an arc length of 240.18 feet, with a radius of 566.00 feet, with a chord bearing of N34°22′21″E, with a chord length of 238.39 feet; Thence third course: N25°18′58″W, a distance of 13.63 feet; Thence fourth course: N72°20′31″W, a distance of 243.94 feet; Thence fifth course: on a curve turning to the left with an arc length of 107.30 feet, with a radius of 462.46 feet, with a chord bearing of N78°59′19″W, with a chord length of 107.06 feet; Thence sixth course: S01°20′16″W, a distance of 295.44 feet, to the point of beginning
Community Planning & Development Services
300 Sixth Street
Rapid City, SD  57701

RE: Final Planned Development – Buffalo Crossing Office Development, 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 a Final Planned Development for the proposed Office building development located on Proposed Lot G, in Buffalo Crossing Subdivision in Rapid City, South Dakota.

Included with this submittal are:
1. Application & fee
2. Vicinity Map
3. Site Plans
4. Phase Plan
5. Conceptual Building Elevation
6. Building Floor Plan
7. Turning Movements Exhibit
8. Design Reports

Project Background:
The proposed office building development consists of two phases. The first phase includes the full site buildout and first building. The second phase includes the construction of the second office building. The proposed office buildings contain two suites and will be 7,200sf. The suites will be built to suite as they are developed.

Building Use and Zoning:
The office buildings are 7,200 sq. ft gross and contain two suites each.

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

Parking Requirements:
See attached site layout. Per Rapid City zoning code, 5 parking spaces per 1,000 SFGFA for office space. Requiring a total of 72 spaces. Three handicap spaces are provided.

No exceptions to the parking code are requested.

Landscaping:
See attached landscaping letter.

Sanitary Sewer, Water, and Storm Water:
See attached Plans.

All utilities have been provided to the lot. Water and sewer services have been provided to the property line. Storm Sewer has been stubbed to the North East corner of the proposed lot. Storm water quality and quantity control is provided in a regional detention pond constructed with this development. See attached development design reports for details.
**Building Height:**
The proposed building is one (1) stories and will be no taller than 35' as measured according to RC Code. Current zoning allows for a maximum height of 35' or 3 stories.

**Lot Coverage:**
The size of the lot is 1.80 acres or 78,408 SF. The proposed buildings have a floor area of 7,200 SF, which equates to a lot coverage of approximately 9.2% for phase one and 18.3% for phase 2. Rapid City zoning code allows for maximum lot coverage of 35%.

**Lot Screening:**
A five foot privacy fence will be constructed along the south lot line to serve as a buffer to future developments to the south.

**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.

Kyle Treloar

Enclosures
CONCEPTUAL ELEVATION
BUFFALO CROSSING SUBDIVISION
RAPID CITY, SOUTH DAKOTA
SEPTEMBER, 2017

PRELIMINARY
FOR REVIEW ONLY