Case No. 17PD052

Legal Description:

Lots X and Y of Tract A of Schlottman Addition, located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
October 26, 2017

Ken Young – Director
Community Planning & Development Services
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Initial/Final Planned Development Request
Waste Connections, Inc. – 2510 East St. Patrick Street
Lots X and Y of Tract A of Schlottman Addition, Rapid City, SD

Director Young:

On behalf of landowner Waste Connections, Inc. (Bob Novak Division VP) we are submitting the attached application for Initial/Final Planned Development on the property legally described as Lots X and Y of Tract A of Schlottman Addition and located at 2510 East St. Patrick Street.

The subject lots were originally platted in 1976 and were located outside the municipal limits of Rapid City. The lots were subsequently annexed into the City of Rapid City but have remained vacant and unused since 1976.

In March of 2017, these lots were acquired by Waste Connections. Waste Connections (and prior entities) have operated a refuse disposal company on the adjoining 5 lots since 1981. Waste Connections provides a vital community service to nearly 20,000 Rapid City and surrounding area customers. This location affords excellent access to their customer base and to the Rapid City Landfill. The subject lots were acquired to include as container storage area for their operations and to meet their growing needs as they continue to serve the Rapid City community.

Prior to acquisition and earlier this year, these lots were rezoned from General Commercial to Light Industrial to match the adjoining industrial use. As a condition of the rezoning, a Planned Development Designation was assigned to this property.

The owners are ready to proceed with development of the storage area, which will consist of the following 2 phases:

PHASE I (to be completed within 12 months of PD approval)

1. Installation of the security fence
2. Grade/prepare the site for Phase II paving and use

PHASE II (to be completed within 18 to 24 months of PD approval)

3. Implementation of the proposed landscape plan

4. Paving of the circulation aisle and storage use

Total phasing and development/use is to be completed within 24 months from the date of PD approval.

Additionally and as part of this request:

- A Developmental Lot Agreement will be entered into for the commonly held properties.
- No buildings are proposed.
- No signage is proposed.
- No retaining walls are proposed.
- Fencing will be 7' in height, black poly coated metal with green opaque slats - inset from the south and east property lines as indicated on the attached site plan.
- Security lighting will be provided per the attached specifications and will be directed interior to the site.
- Landscaping will be provided per the attached lateral zone plan which will provide screening for the adjoining right-of-way and commercial use.

We believe that the proposed development plan provides the owner with desired use of their property and will allow them reasonable time in which to phase and merge this area of use with their existing development.

We thank you for your time and consideration of this application and respectfully request your support and recommendation of approval.

Sincerely,

FISK LAND SURVEYING & CONSULTING ENGINEER, INC.

[Signature]

Janelle L. Finck
President

jlf
encl

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RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES
East St. Patrick
(Asphalt)

Lateral Zone Landscaping Plan

<table>
<thead>
<tr>
<th>PLANT KEY</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potmore Ash or Bur Oak</td>
<td>6</td>
</tr>
<tr>
<td>Canada Red Cherry</td>
<td>13</td>
</tr>
<tr>
<td>Hawthorne</td>
<td>11</td>
</tr>
</tbody>
</table>

PLANT KEY | TOTALS
--- | ---
Spruce Dwarf Alberta or Fat Albert | 8
Juniper Wichita Blue or Blue Arrow | 3
Grasses/Ground Cover | 29
Autumn Flame or Golden Sedge | 29

14' Mulch Buffer Strip (Organic or Rock Mulch)

16'-19' Wide Organic (or other) Mulch with Landscape Boulders

See Sheets 3 and 4 for Fence Details

Rapid City Community Planning & Development Services
Janelle these are example pictures of the type of fencing we intend to use and the style of lights we intend to use they will be black sky friendly with directional shields to cut down light pollution.

Thanks,

Casey
INTRODUCTION

Product Description
The Light Trespass Shield is intended to limit the light directed to the sides and above/below the luminaire, and the House Side Shield is intended to limit the light directed directly behind the luminaire. Each kit, ATBLLTS and ATBLHSS, consists of a shield and #8 hex washer head thread rolling screws.

INSTALLATION

Tools and Materials Required

<table>
<thead>
<tr>
<th>Description</th>
<th>Use</th>
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<tbody>
<tr>
<td>1/4&quot; Socket or Nut Driver</td>
<td>Screws</td>
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</table>

Light Trespass Shield:
Pre-install provided (4) #8 hex washer head screws in holes in luminaire optical plate. Do not fully tighten. Align keyhole slots in shield base to screws. Rotate shield slightly to engage keyhole slots onto screw heads. Tighten screws until snug. Light Trespass Shield can be installed in 4 different positions; 0°, 90°, 180°, 270°.

House Side Shield:
Pre-install provided (4) #8 hex washer head screws in holes in luminaire optical plate. Do not fully tighten. Align keyhole slots in shield base to screws. Shift shield slightly forward to engage keyhole slots onto screw heads. Tighten screws until snug.

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Waste Connections – West Billboard

East Billboard

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