Case No. 17PD057

Legal Description:

Lot 1 of Block 1 of Fifth Street Office Plaza Subdivision, located in Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD  57701

RE: Initial - Final Planned Development – MED5 Federal Credit Union, 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 MED5 Federal Credit Union building development located on Lot 1, Block 1, in the Fifth Street Office Plaza Subdivision in Rapid City, South Dakota.

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

Project Background:
The proposed commercial building contains two uses, the first the Med5 Federal Credit Union Banking Facility and the second is an attached coffee shop with drive-thru lane. The coffee shop will serve coffee, assorted non-alcoholic drinks and pre-made food items. The proposed commercial building is 14,494 SF total; of which the credit union is 12,106 SF and the coffee shop is 2,388 Sf.

Building Use and Zoning:
A rezone application has been submitted to rezone the lot from LDR-1 to GC.

The proposed commercial building is 14,494 SF total; of which the credit union is 12,106 SF and the coffee shop is 2,388 SF.

Parking Requirements:
See attached site layout. Per Rapid City zoning code, 4 parking spaces per 1,000 SFGFA for bank and savings. The drive-thru lanes for the drive-up teller are required to have 3 stacking spaces. The Coffee Shop is being considered a restaurant, 11 parking spaces per 1,000 GFGFA plus 7 stacking spaces per drive-thru lane. Requiring a total of 76 spaces. Four handicap spaces are provided.

No exceptions to the parking code are requested.

Landscaping:
See attached landscaping plan.
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 is located along the south corner of the proposed lot. Storm water quality and quantity control is provided in an existing regional detention pond previously constructed offsite. Impervious area for this site is set at a maximum of 85%. This site will be below this limit. See attached development design reports for details.

Building Height:
The proposed building is two (2) stories and will be no taller than 33' as measured according to RC Code.

No exception is being requested for building Height.

Mechanical Roof-top Equipment:
The proposed building will have mechanical equipment located on the rooftop as shown in the attached exhibit. The equipment will be located in an area of a 25' x 27' rectangle off the Northwest corner of the second floor. The equipment located in this area will be screened by 4' high metal paneling. These metal panels will provide a screen to the single-family residences to the north that matches the proposed walls. The metal panels will also provide some sound dampening properties in benefit to the single-family residences.

Lot Coverage:
The size of the lot is 1.72 acres or 74,655 SF. The proposed buildings have a floor area of 11,400 SF, which equates to a lot coverage of approximately 15.3%. Rapid City zoning code allows for maximum lot coverage of 75%.

Lot Screening:
An existing wooden fence will provide screening along the North lot line. The applicant is proposing to provide additional vegetative features to provide additional screening. In addition, the entire site will be lowered well below the residential lot via a proposed retaining wall.

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
VEHICLE STACKING DATA:
- 1 SPACE PER 23 LF OF STRIPED STACKING LANE
- SERVICE WINDOWS & BAYS ARE NOT COUNTED

RESTAURANT / DRIVE-THRU
- 7 STACKING SPACES REQUIRED
- 7 STACKING SPACES PROVIDED

BANK WITH ATM/DRIVE-THRU
- 3 PER DRIVE-THRU AISLE
- 3 STACKING SPACES PER AISLE PROVIDED
### Upper Level Door Schedule

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<th>Style</th>
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### Upper Level Room Finish Schedule

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**Mechanical Room area: metal panels to match building elevators.**

**Plan to have screen in #47 if length is determined once mechanical equipment is sized and located.**

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**NEW BUILDING**

**RECEIVED**

**JAN 08 2018**

**COMMUNITY CENTER EAST**

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**Meds Federal Credit Union**

**Project**

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**Upper Level Floor Plan**

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**Drawn by: Ash/Checked by: Clarke**

A2.3

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