Case No. 18PD003

Legal Description:

The balance of Lot A located north of Jess Street right-of-way of DDE Subdivision, and that portion of the SW1/4 of the SW1/4 located north of Jess Street right-of-way, all located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
February 8, 2018

Department of Community Development
City of Rapid City
300 6th St.
Rapid City, SD 57701

Re: Letter of intent for Major Amendment to Planned Commercial Development

To Whom It May Concern;

Please accept this submittal for a Major Amendment to a PCD Overlay for Lots 3-4 of SSJE subdivision and a portion of the SW1/4 SW1/4 Section 32, T2N, R8E; located in Rapid City, Pennington County, South Dakota.

The project is located on an existing parcel of land located at the intersection of Kermit Lane and Jess Street in Rapid City. The parcel totals 8.07 Acres and the current zoning is classified as Light Industrial. The proposed development shall include a 2 phase warehouse facility with an overall footprint is 24,200 s.f. The area of disturbance for the proposed building is approximately 123,000 s.f. or 2.82 Acres.

**Phasing and use:**
For purposes of this PCD, the planned structure has been divided into two phases. Please refer to the attached submittal drawings developed by Fourfront Design for delineation of the phases.

Phase 1A: Phase 1A consists of ~10% of the site area, and approximately 13,200 sf of building area. Phase 1A will consist of the following uses:
- 1 Warehouse space totaling 6,000 s.f.
- 1 industrial area for limited (light) maintenance of tenant fleet vehicles. 4,700 s.f.
- 1 office area used for a urinalysis collection facility which is identified as a clinic. 2,500 s.f.
- This phase will permitted within 24 months of approval of the application.

Phase 1B: Phase 1B consists of the remainder of the building area or ~11,000 s.f. and 9% of the site area. Phase 1B plans:
- The phase 1B area is planned as one warehouse area.
- This space could be divided into 2 tenants.
- This phase will advance to building permit submittal within 24 months of approval of this application.
- We are applying for approval of both phase 1A & 1B as part of this application.
Raising expectations.

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CONSTRUCTION SERVICE INC.

Zoning:
The current submittal is for a Major Amendment to an existing PCD. The existing PCD is #00PD020. The existing zoning of the parcel allows for all proposed uses and conforms to the general planning of this area.

Setbacks:
All setbacks meet the zoning ordinance; please refer to the engineered drawings.

Landscaping:
Landscaping for the site will be a mix of native grasses with specific areas of visual impact.
- Special areas of improvement at the main entry area with a planting bed of mostly xeriscape materials have been provided.
- The western property line will receive treatments of a mix of native and tall prairie grasses to meet the required point ratio for the developed 2.82 Acres.

Sidewalks & Curb cuts:
- As part of this plan, the sidewalk along Kermit Ln. will be continued along the lot frontage to tie into the exiting sidewalk on the adjacent lot.
- A new curb cut will be added at the south edge of the property for general access to the site.
- There is an existing curb cut at the North end of the cul-de-sac that is planned to be left for a future egress drive from the site.

Parking:
- There will be a total of 49 parking spaces provided as part of Phase I. This amount of parking meets and exceeds the required parking count for the intended use. This amount of parking is designed to meet the needs of Phase 1A & Phase 1B. Please see attached parking count metrics located in the engineering drawings.

Signage:
- Signage will be provided by building mounted signage. No off-premise signage is proposed. All building signage shall meet the current Rapid City Sign Code.

Existing Utilities
- As the access to this site, via Kermit Lane has been previously developed, there is water and sanitary sewer stubbed into the site. The water & sewer service to the building will be tied into these exiting stub-outs.
- Existing power and data are also adjacent to the site and there is a power transformer located directly west of the building. Please see attached engineering drawings showing location of all utilities.
Raising expectations.

Storm Water
- The intent is to sheet flow water from the North to the South and collect surface runoff in a detention pond in the Southeast corner. Please refer to the engineering drawings.

Building Heights
- The building heights, including eave and ridge heights are provided within the drawings as part of this application.

Outdoor Lighting
- Lighting of the site shall be accomplished by a series of building mounted lights. The lights shall be LED and be positioned such that it provides coverage to the areas of the parking lot.

Commitments of Prior PCD
- Prior approvals of the PCD (#00PD020), the extension of the North and South half of Creek drive was dependent upon the development of Lots 3 & 4. Per the approved plat, there is a 30' ROW shown for ½ of Creek Drive on the east limit of the subject parcel. The remaining 30' ROW is shown on the adjacent property and is therefore subject to the adjacent landowner to provide an easement on said parcel to create the East half of the roadway. The applicant understands the obligation to build their proportionate share of the road, and agrees to engage in the construction of said road, immediately upon the adjacent landowner agreeing to dedicate a ROW easement on their parcel and fund their proportionate part of the Creek Drive expansion, it’s not possible to define, with clarity, when this improvement could happen.
- Prior approvals of the PCD required extension of Jess Street when Lot 3 was developed. Again, without the extension of Creek Drive, there is nothing for Jess Street to connect into. Once Creek Drive is expanded, the applicant agrees to extend Jess Street to the development of Creek Drive.
- Extensions of the sidewalks along Jess Street shall be done when proposed lot 5A & 6A are platted and or submitted for their own respective PCD.

Miscellaneous Items:
Please refer to the engineered drawings provided by Fourfront design for information related to the following:
- Setbacks
- Parking locations
- Landscaping plan
- Existing and proposed curb cuts
- proposed utility services
- Existing lot lines
- Final existing and new grading contours
- Phasing plan
Serving as the Agent of this application, we have attempted and feel that we have provided a detailed analysis of the subject property regarding its proposed use and how to collectively work with the Planning Department to provide an appropriate timeframe of work. If you desire further description or conversation regarding any of the proposed information listed above, please feel free to contact me at any time.

Cordially,

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