

**THE VILLAGE AT FOUNDERS PARK**  
**PLANNED DEVELOPMENT SUBMITTAL**  
 September 29, 2006

The proposed development rehabilitates the 20-acre former packing plant site located due west of the Executive Golf Course on the north side of Rapid Creek. The site is conveniently located to the central business district, park system, roadways, and public facilities. Primary access to site is from Omaha Street at Twelfth Street. A proposed collector street north of Century Condominiums PRD also provides access to the site. The site is developed to have minimal impact on the natural beauty of the land with buildings and associated site features concentrated on previously disturbed, level areas. On a significant portion of the site – 6.61 acres, the topography, rock outcroppings, and native vegetation are left largely intact.

**INITIAL DEVELOPMENT PLAN:**

An Initial Development Plan for the entire 20 acre site was submitted and approved in March 2006. It is proposed to develop the property in three development phases; Phase 1 / Area 'B' – Office/Commercial District located along the east side of property adjacent to Executive Golf Course; Phase 2 / Area 'A' – Office/Commercial District located in the southwest corner of property adjacent to Rapid Creek; and Phase 3 / Area 'C' - Medium-Density Residential District located on the north end of development. At this time, we are submitting final Planned Development for the 4.14 acre portion identified as Area 'B' as described below.

**PLANNED UNIT DEVELOPMENT – AREA 'B':**

Parcel Size:	4.14 Acres
Location:	Founder's Park Drive (west of Executive Golf Course)
Existing Zoning:	Office Commercial District
Proposed Land Use:	Office Commercial District

**Bldg. B1 / Lot No. 6:**

- o Lot Area: 0.82 Acres
- o Bldg. Use: Future Office
- o Bldg. Type: Unknown (required Major Amendment)
- o Coverage: 6,800 SF or 20%
- o Levels: 1½ Stories w/ partial basement
- o Office Space: 9,800 SF
- o Mech / Storage: 4,000 SF
- o Parking Required: 50 Spaces

**Bldg. B2 / Lot No. 7:**

- o Lot Area: 1.22 Acres
- o Bldg. Use: Law Office (bldg. permit pending)
- o Bldg. Type: Office Commercial
- o Coverage: 8,800 SF or 17%
- o Levels: 2 Stories w/ basement
- o Office Space: 16,800 SF
- o Mech / Storage: 8,954 SF
- o Parking Required: 85 Spaces

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Bldg. B3 / Lot No. 8:

- Lot Area: 1.22 Acres
- Bldg. Use: Office (currently under design)
- Bldg. Type: Office Commercial
- Coverage: 8,800 SF or 17%
- Levels: 2 Stories w/ partial basement
- Office Space: 15,600 SF
- Mech / Storage: 4,000 SF
- Parking Required: 79 Spaces

Bldg. B4 / Lot No. 9:

- Lot Area: 0.88 Acres
- Bldg. Use: Future Office
- Bldg. Type: Unknown (required Major Amendment)
- Coverage: 6,800 SF or 20%
- Levels: 1½ Stories w/ partial basement
- Office Space: 9,800 SF
- Mech / Storage: 4,000 SF
- Parking Required: 50 Spaces

**DEVELOPMENT FEATURES – AREA ‘B’:**

Parking Area: The parking proposed for Area ‘B’ has been designed as a joint-use parking lot to be shared by the four buildings planned for this office park complex. The parking will be accessed from Founders Park Drive at the north and south ends of parking. The radial parking consists of two parking bays separated with a landscape buffer. The 24’ wide island with extensive landscaping is designed to reduce the visual impact of large parking area. To improve pedestrian circulation and safety, two crosswalks will be provided to link both parking areas to frontage walkway. The joint-use parking area would provide the following parking:

- West Parking Area – 115 spaces
- East Parking Area - 105 spaces
- Handicap Parking – 6 spaces
- Van Accessible – 2 spaces
- Total Provided – 228 spaces

**ARCHITECTURAL THEME:**

All buildings shall harmonize with the natural setting and express an architectural character respectful of the past historical and agrarian forms. (See attached conceptual architectural elevation of office buildings.) Required design elements include:

- Roofs - pitched, earth tone roofs with multiple dormer roofs and oversized bay elements (no visible rooftop mechanical equipment)
- Exterior walls – combination of stone, brick, wood on exterior walls with heavy timber accents.
- Exterior lighting (ground and/or soffit) to provide glare-free night-time illumination of buildings

- Signs – Ground signage in character with architecture. No signs shall include neon, colored, or flashing lights. (See attached conceptual sign sketches.)
- Building entrances shall be expressed in a design element that is taller than adjacent rooflines and clearly evident as the entry.

**PLANNED DEVELOPMENT - MAJOR AMENDMENTS:**

- Rear Yard Setback: We request a change in rear set-back of 25' to 10' due to the proposed utility and drainage easement (vacated West Street R.O.W.) which provides 50' of green space buffer to the east side of Area 'B' including Lot 6, 7, 8, and 9. The R.O.W. buffer then adjoins the Executive Golf Course.
- Parking Reduction: Request a reduction in the required office parking from 5.0 to 4.4 per 1000 SF to allow the required parking be reduced by 36 spaces (14%). Based on the type of building use, we believe the proposed parking of 228 spaces will be more than sufficient for the anticipated 52,000 SF office complex. We believe the integration of larger landscape island to mitigate the visual impact of the larger parking will be a better asset than unused parking stalls for this office environment. We believe that peak parking demand required at one office will be offset by lower demands at the other facilities accommodated efficiency with a joint-use parking area.