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FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

1022 Main Street • P.O. Box 8154 • Rapid City, SD 57709

Phone (605) 348-1538 • Fax (605) 341-1112 • E-mail fiskls@midconetwork.com

RECEIVED

OCT 17 2006

Rapid City Growth
Management Department

October 12, 2006

Vicki Fisher – Senior Planner
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: PCD Major Amendment
910 Fifth Street

Ms. Fisher:

Per the enclosed information and on behalf of applicant McCarthy Properties, LLC, we would like to propose the following amendments to the existing Planned Commercial Development:

1. The applicant proposed to bring the building to full use as offices and remove the assembly use, with an effective date of December 26, 2006.
2. The landscape plan shall be amended as shown to bring the site into compliance with landscape ordinance requirements. The minimum requirement of 16, 953 points shall be met at all times, and may exceed the total required points, as demonstrated on the enclosed site plan.
3. The applicant proposes to amend the parking plan as demonstrated and provide 37 parking stalls. The main floor of the building contains 13,539 square feet and will be remodeled for office use. The upper level on the west end of the building will be removed. The lower lever on the west end consisting of 2,905 square feet will be used as storage. The total parking requirements for the proposed use are:

13,539	x	5/1,000	=	68 parking spaces
<u>2,905</u>	<u>x</u>	<u>.25/1,000</u>	<u>=</u>	<u>1 parking space</u>

69 parking spaces required

The applicant requests that the parking requirement be reduced from 69 parking spaces to 37, as shown.

The proposed conversion to full office use reduces the total parking as required by ordinance from 303 to 69 – a reduction of 234 total spaces.

4. As previously approved, the applicant requests a reduction of the front yard setback requirement from 25 feet to 12.4 feet for the existing structure.
5. As previously approved, the applicant requests a reduction of the side yard setback from 25 feet to .8 feet for the existing structure.
6. As previously approved, the applicant requests a reduction of the rear yard setback from 25 feet to 7.7 feet for the existing building.
7. As previously approved, the applicant requests that the maximum lot coverage of 44% shall be allowed for the existing building in lieu of the 35% requirement.
8. As previously approved, an exception is requested to allow access from the higher order street, and a separate design criteria request has been submitted to reduce the separation between the driveway approach on 5th Street and the intersection of 5th Street and Columbus Street from 230 feet to 36 feet.
9. As previously approved, the applicant requests an exception to allow the existing retaining wall and portions of 2 parking spaces to remain within the sight triangle at the corner of 5th and Columbus Street. The parking has been modified to reduce the conflict and the corresponding street intersection is signalized which provides the appropriate traffic control.
10. The marquis on the west face of the building shall be removed and a 5 foot x 10 foot sign with overhead exterior lamps shall be located on the northwest face of the building per the enclosed building elevations.

Thank you for your consideration of this request. Please do not hesitate to call if you have any questions regarding this application.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Finck
President

jlf