

THE VILLAGE AT FOUNDER'S PARK**Planned Development Submittal**

December 14, 2007

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 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.

PLANNED UNIT DEVELOPMENT - AREA 'A'

Parcel Size:	5.7388 Acres
Location:	SW Founder's Park Drive (North of Rapid Creek)
Existing Zoning:	Office Commercial District
Proposed Land Use:	Office Commercial District

Lot No. 1:

- Lot Area: 2.2127 Acres
- Bldg. Use: Future Office

Bldg. A2 / Lot No. 2:

- Lot Area: 1.3294 Acres
- Bldg. Use: Office and Future Office
- Bldg. Type: Office Commercial
- Coverage: 7,129 SF or 12.3%
- Levels: 1 Story
- Office Space: 6,873 SF
- Mech / Storage: 256 SF

Lot No. 3:

- Lot Area: 0.73 Acres

Lot No. 4:

- Lot Area: 0.7045 Acres

RECEIVED

DEC 14 2007

Rapid City Growth
Management Department

Lot No. 5: _____
o Lot Area: 0.7622 Acres

DEVELOPMENT FEATURES - AREA 'A'

Joint Use Parking Area: The parking proposed for Area 'A' has been designed as a joint-use parking lot to be shared by the +/- 5 buildings in Area 'A'. The parking will be accessed from Founders Park Drive at the south end of area 'A' and ultimately at the north end. The initial radial parking consists of two one-way bays separated by a landscape buffer. The landscaped center island is designed to reduce the visual impact of the relatively large parking area. To improve pedestrian circulation and safety crosswalks will be provided to link both parking areas to sidewalks.

Total Parking Numbers

- o North Parking Area - 30 spaces
- o South Parking Area - 44 spaces
- o Barrier-free Parking - 2 spaces
- o Van Accessible - 2 spaces
- o Total Provided - 78 spaces

RECEIVED

DEC 14 2007

Rapid City Growth
Management Department

Spaces required for building A2: 7,129 sf @ 5/1,000 = 36 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 architectural elevation of office building for Lot 8.) Required design elements include:

- o Roofs - pitched, earth tone roofs with multiple dormer roofs and oversized bay elements (no visible rooftop mechanical equipment).
- o Exterior walls - combination of stone or brick, wood on exterior walls with heavy timber accents.
- o Exterior lighting (ground and/or soffit) to provide glare-free nighttime illumination of buildings.
- o Signs - Ground signage in character with architecture. No signs shall include neon, colored, or flashing lights. (See attached conceptual sign sketches.)
- o Building entrances shall be expressed in a design element that is taller than adjacent rooflines and clearly evident as the entry.

EXTERIOR HVAC EQUIPMENT

The building on Lot 2 will have ground-mounted condensing units that will be located south of the building and screened as shown on the attached site drawings. The overall sound power level at the east property line would be 54.5db without taking into effect the screening wall, which would only reduce the level.