

08PD030

**LETTER OF INTENT FOR
INITIAL & FINAL PLANNED COMMERCIAL DEVELOPMENT
OSHEIM & SCHMIDT FUNERAL HOME**

Submittal Date: June 27, 2008

DEVELOPMENT SUMMARY

This Initial/Final PCD is for the location at 2700 Jackson Boulevard. The building was built in 1967 and has consistently been a Funeral Home. The building is approximately 4,392 sq. ft. with an attached 6 car garage of 1,488 sq. ft. sitting on 1.439 acres. The property was rezoned in 2003 from Medium Density Residential to Office Commercial District to be consistent with a Funeral Home use. (03RZ014) This request is based on the changing of the current sign in front of the building and nothing else.

BUILDING CONSTRUCTION

Building materials consist of concrete foundation, timber structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include hard board siding, stucco with earth tone colors, and brick accents; the roof consists of a rolled membrane with gravel top.

PARKING

Parking consists of a total of 74 spaces including 2 Handicapped spaces and the overflow parking of 27 spaces.

LANDSCAPING

Landscaping was been well established and in place since the building has not changed it's configuration in 41 years. The landscaping points calculate as follows: Area of site=62,526 SF; Area of building=6,400 SF; Landscaping points required=56,326 points. Currently the landscaping totals 33,433 points. We request no change to the landscaping.

SIGNAGE

The sign will be located in the same location as the existing sign. It will be constructed out of a brick base and the sign lettering will consist of 26 sq. ft. See attached drawing for details.

RECEIVED

JUN 26 2008

Rapid City Growth
Management Department