



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

MAY 8 2009

May 7, 2009

**Rapid City Growth
Management Department**

Marcia Elkins – Growth Management Director
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Request for Initial and Final Planned Development
Lots 14 through 16, Block 3, Park Addition, Rapid City, SD

Dear Marcia:

On behalf of owner and applicant Dennis Tebeau of T & M. Inc., we are requesting a Planned Development for the property located at 520 Maple Avenue.

The purpose of the Planned Development is to accommodate a dental laboratory in a General Commercial zoning district. The owner is proposing to lease the building and site to Diamond Dental Studio which produces dental restorations (crowns, bridges, etc) for area dentists. They anticipate providing services to approximately 25 dentists and this central location provides excellent access to their accounts.

The site contains a single 2,000 sf building. Per the proposed parking reconfiguration, the site will have 12 regular parking spaces and one handicap accessible parking space. Lab hours are from 7:00 am to 6:00 pm, Monday through Friday. There are currently 6 employees with a maximum of 8 total anticipated. The lab provides pick-up and delivery service to the dental offices that they serve. They do not provide services to "walk-in" clients or customers so no additional parking is required for that use.

In other aspects of the Planned Development we would propose the following:

1. The Planned Development shall consist of the existing 2,000 sf building to be utilized as a dental laboratory. An additional 2,000 sf of basement storage area is also included.
2. 13 parking spaces shall be provided (including one handicap accessible stall).

3. Building materials shall be as shown on the attached photographs, but may include brick, stone, concrete, wood, metal and glass.
4. Building colors shall be as shown on the attached photographs, but may include any earth tone colors (including black and white).
5. Building setbacks shall be per the existing structures and new structures shall be in accordance with the Rapid City Zoning Ordinance.
6. Retaining walls are not included on the existing site, but may be permitted along the south edge of the property as it abuts the existing alley. Any future retaining wall shall comply with City ordinances and may be constructed of concrete, stone, rock or timber.
7. Building elevations are per the attached photographs.
8. Exterior lighting is per the existing use and new or proposed lighting shall be in accordance with Municipal Codes and restrictions.
9. Fencing is not included on the existing site, but may be permitted as a future use. Future fencing will comply with City ordinances and may be constructed of wood, composite, chain-link, or other metal. Barbed or woven wire fencing is not permitted.
10. The existing interior lit, 18" wide x 12' long x 4½' tall pole sign at the northwest corner of the site shall remain. The sign may be utilized in compliance with current sign ordinances and any colors of text or graphic are permitted. A small (6" x 12") window sign shall be permitted per the attached photo.
11. A 5' wide asphalt sidewalk shall be reserved along Maple Avenue as shown.
12. Post and cable guard rail shall be permitted along the south and west property lines per the existing and proposed use.
13. Landscaping requirements shall be maintained per ordinance and the attached plan.

We believe that the proposed dental laboratory will be a compatible and complimentary use for this area.

Thank you for your review and consideration of this request. Please do not hesitate to contact me if you or any members of your staff have comments or questions.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck
President