

May 27, 2009

City of Rapid City  
Growth Management Department  
300 Sixth Street  
Rapid City, SD 57701

**Re: Planned Development for Carpenter Dental**

To Whom It May Concern:

A planned development is being submitted for a 1.12 acre parcel of property at 5610 Bendt Dr. lots 1,2,&3 that is currently zoned Office Commercial. The intent of the development is as follows:

1. Uses: The property will be developed to allow 2 separate buildings to provide for a potential variety of uses including professional offices, medical/dental and/or other similar uses.
  - a. Building A is located on the North end of the property. Its initial use will be for a dental office.
  - b. Building B is located on the South end of the property. This future building could be a variety of uses including professional office, etc. A Major Amendment to the PD would be submitted when this building is developed.
2. Parking: A total of 17 spaces are provided with 1 of them being van accessible.
  - a. Building A is required to have 13.83 parking spaces as shown on drawing A1.1.
  - b. The future Building B will need to be designed for the remaining allowable 21.17 parking spaces with 18 of those parking spaces being future.
3. The dumpster will be kept in the mechanical room until the day of pickup. The square footage of the building has been reduced dramatically, and we feel that there is no need to have a dumpster pad.
4. Two mechanical units will be located off the mechanical room at the Northwest end of the building. Unit will be screened by a 4'-0" brick wall. Brick color will match the brick used on the building. See attachment with mechanical unit info.
5. Signage: The frontage along Bendt Dr. is 362 lineal feet which allows for 724 square feet of building signage and 724 square feet of site signage. This will be used as follows:



- a. Building A will have up to 144 square feet of signage as shown on the elevation drawings.
  - b. Future Building B may have up to 580 square feet of signage.
  - c. Site sign A will have up to 322 square feet of signage as shown on the site plan A1.1
  - d. Site sign B may have up to 402 square feet signage. Location of sign B is TBD.
6. Landscape Features:
- a. The landscaping is intended to significantly exceed the minimum landscaping requirements.
  - b. The property topography rises up significantly as it goes to the east. All of these retaining walls will be less than 4' of differential height. The walls will be built of a segmented block retaining wall.
7. Building Colors:
- a. The exterior materials will be a combination of stone, brick, EIFS and wood as outlined on the exterior elevation drawings. The colors will be similar to the attached computer-generated model view of the original PCD design. The final colors may vary slightly but remain within a moderate range of earth-tone colors.

Please let us know if you have any additional questions or desire clarification of this submittal.

Sincerely,

**ARC International, Inc.**  
Chris Olney, Designer

