



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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May 27, 2010

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**Rapid City Growth
Management Department**

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

RE: PLID – Carroll's Asphalt Paving

Dear Marcia:

On behalf of owners Ed and Tom Carroll, and attached herewith, please find our application and request for Initial and Final Planned Light Industrial Development for the property located at 2507 East St. Patrick and legally described as Lot A of Blocks 3 and 4 of Rapid Valley Subdivision, located in the NE ¼ NE ¼ of Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. No new construction is proposed and the owners plan to share and utilize a small office within the existing building for their asphalt paving company and for a sales office for recreational vehicles.

The proposed uses are as follows:

1. The owners will utilize a small office (192 sf) within the existing building for their asphalt paving company and as a sales office for recreational vehicles. The balance of the building, and an accessory building, shall be utilized as storage, with a proposed second phase of development which will utilize a portion of the building for retail purposes. A third phase of development is also proposed for expansion of display area for the recreational vehicle sales. The easterly balance of the property shall remain undeveloped until such time as the owners develop additional plans and bring forward a request for major amendment to the Planned Development
2. No new construction is proposed in Phases 1 through 3 and the building setbacks shall remain as shown on the attached site plan.
3. The building sizes and configurations will remain as existing and as shown in the attached photos (pages 4, 5 & 6) with a maximum building height of 25'.

The existing buildings may be maintained or updated as follows:

Roofing materials may be metal, asphalt or composite shingles, or other materials suitable for a commercial building of this roof span. Wood, vinyl or steel siding may be used. Metal, glass, brick, rock and/or stone accents may be used. Colors shall be earth-toned, but may include white and black.

4. Hard-surfaced off-street parking spaces are indicated on the site plan.
5. Sidewalks are proposed along St. Patrick Street and Sedivy Lane as indicated on the attached phasing plan. Curb-sidewalk is proposed along the south side St. Patrick Street which will match the existing sidewalk to the west. A request for exception is submitted with this application. Property line sidewalk is proposed along the east side of Sedivy Lane, with a small transition portion to curb-sidewalk along the south end where the street alignment moves east and precludes the property-line sidewalk.
6. The areas not occupied by structure, accessory uses parking and drives shall be grassed. Existing grassed areas and trees on the site meet the landscaping requirements as shown on the attached landscape plan. However, additional planting materials (shrubs and trees) may be added along the north and west corners of the site as shown.
7. No new curb cuts or approaches are proposed. Access will be over and across the existing approach located on East St. Patrick Street as shown.
8. No common areas are proposed.
9. The property adjacent to the south is owned by the Valley Green Lawn and Garden Center and the properties to the east are residential. No development or use is proposed within 260' of the existing residential uses.
10. Existing water and sewer services will be utilized.
11. No retaining walls are proposed.
12. No designated open space is proposed.
13. No designated recreation areas are proposed.
14. Outdoor lighting shall include the existing area lights. Additional proposed lighting is as shown on the attached plan and similar to the attached photos (page 9). Smaller fixtures with less wattage may also be used at the specified locations. The location of the proposed lighting is sufficient distance to not create conflict with the residential properties to the east, but in all cases lighting shall be directed toward the fenced storage or parking areas and not directed toward adjoining properties.
15. The existing 6' high security chain-link fencing of the yard (storage) area shall remain as shown on the attached photos (page 6). Portions of the perimeter fencing are wood – also shown on the attached photographs.
16. A sign (4' x 10') is proposed on the north face of the building, east of the entrance as shown on the attached exhibit (page 8). An existing billboard (24' x 12') is located on the north-westerly portion of the property (page 7). Use of the billboard is as permitted by current sign ordinance.
17. No changes in property lines are proposed.
18. The adjoining East St. Patrick Street and Sedivy Lane rights-of-way are as shown. No improvements are proposed.

19. Existing topography is shown per the attached plans.
20. An Erosion and Sediment Control Plan is shown per the attached plans.
21. The Planned Development shall consist of three phases.

Phase 1 – Utilization of the 192 sf office for the asphalt paving company and recreational vehicles sales. The balance of the building shall be utilized for storage. The fenced areas shall be used for equipment storage and employee parking as shown on the attached plans. All equipment associated with the asphalt paving is to be parked or stored inside the security fenced area. Recreational vehicles will be displayed along East St. Patrick Street, on the asphalt area east of the pole sign and north of the fenced storage area.

Phase II – Up to 2,000 sf of the north portion of the building may be converted and used as office or retail space. Phase II shall be implemented within 1 to 4 years. Parking for Phase II development is as shown on the attached phasing plan.

Phase III – the asphalt area for display of recreational vehicles may be expanded up to 6,200 sf as shown on the attached phasing plan. Phase III shall be implemented within 2 to 6 years.

Please do not hesitate to contact us if you have any questions regarding this application and proposed use. Thank you for your time and consideration of this request.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck
President

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encl