



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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June 24, 2010

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

RE: PCD – Knight's of Columbus

Dear Marcia:

On behalf of the Rapid City Columbian Club (Knights of Columbus), and attached herewith, please find our application and request for Initial and Final Planned Commercial Development for the property located at 1220 East Minnesota Street and legally described as Lot A of Hamilton Subdivision, located in Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.

The Knights are proposing a new building to contain their offices and meeting room.

The proposed uses are as follows:

1. Construct a new 2,518 sf building with offices, restrooms, storage and meeting area, as shown on the attached floor plans.
2. The site currently drains to the north and east. To work with the existing drainage patterns and to comply with water quality capture requirements, the building is proposed to be located at the southwest corner of the property, with associated parking to the east of the building, as shown on the attached site plan.

The property to the west is owned by the City of Rapid City and is currently undeveloped, with soccer fields and parking further to the west. Despite the public use, the property is currently zoned LDR and as part of the Planned Development, we are requesting to reduce the west side yard setback from 25' to 15'.

We are proposing a 33.4' front building setback to the occupied portion of the proposed building, with a covered (but not enclosed) entry that will extend to within 25' of the front property line. We are requesting to reduce the front yard setback from 25' to 23' for the covered entry.

3. The proposed building is wood frame construction, with fiber cement siding and asphalt shingles, and shall be constructed per the attached building elevations. Other building materials may include brick, stone, timber, glass and metal. Building colors shall be neutral,

but may include black and white, but may also include red, gold and blue as associated with the Knights of Columbus emblem (and shown on the attached sign detail)

4. The proposed building contains the following square footage/uses:

1,573 sf office area @ 5/1,000	8 parking spaces
<u>945 sf of meeting room area @ 25/1,000</u>	<u>24 parking spaces</u>

32 parking spaces required

34 hard surfaced parking spaces are proposed, including two handicap spaces, as shown on the attached site plan.

5. Interior sidewalks are proposed as shown on the attached site plan and a 5' wide property-line public sidewalk is proposed along East Minnesota Street. Per the attached site plan, existing fire hydrant locations would conflict with and over-sized sidewalk in this location.
6. The areas not occupied by structure, accessory uses parking and drives shall be grassed and/or landscaped as shown on the attached landscape plan.
7. A central curb cut location is as proposed on the attached site plan.
8. No common areas are proposed.
9. The trash receptacle and outdoor mechanical equipment are to be located as shown on the attached site plan. Screening shall be provided per the attached details. No other fencing is proposed at this time.
10. Water and sewer services will be extended from existing mains within East Minnesota Street.
11. No retaining walls are proposed.
12. No designated open space is proposed.
13. No designated recreation areas are proposed.
14. Outdoor lighting shall be as indicated on the attached site plan, including lights beneath the entry canopy (directed down), one wall light on the southeast face of the building, two wall lights on the east face of the building and one wall light on the north face of the building. There shall be one double-headed pole light in the parking area. In all cases lighting shall illuminate the building and parking areas only and shall not be directed toward adjoining properties.
15. A ground-lit flag pole is proposed near the building entry. The pole shall not exceed 30 feet in height. The flag pole may be used for an American flag which shall not exceed 4' x 6'.
16. Lettering (Our Lady of Perpetual Help Council #1489) and the Knights of Columbus emblem are proposed to be located on the building face, per the attached sign detail.
17. No changes in property lines are proposed.

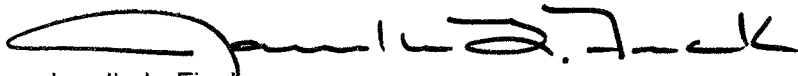
18. The adjoining and existing East Minnesota Street right-of-way is as shown. No improvements are proposed.
19. Existing topography is shown per the attached plans.
20. An Erosion and Sediment Control Plan is shown per the attached plans.
21. The Planned Development shall consist of two phases.

Phase 1 – 2,518 sf building for office and meeting room use. Phase 1 is to be implemented within one to five years.

Phase 2 – building addition not to exceed 2,500 sf as shown on the attached future site plan. The building addition may include the extension of office use and/or meeting room use, with additional parking as required for the specific use(s). Phase 2 shall be implemented within 3 to 12 years and will require the following revised plan information: site plan, parking layout, grading, drainage, landscape, erosion and sediment control, and flood plain development permit application.

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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