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September 24, 2010

SEP 27 2010

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

Rapid City Growth  
 Management Department

**Re: Planned Development for 5808 Sheridan Lake Road**

To Whom It May Concern:

A major amendment to an approved PCD is being submitted for a 1.18 acre parcel of property at 5808 Sheridan Lake Road that is currently zoned General Commercial. The intent of the major amendment is as follows:

1. Land Use: As outlined in the original approved PCD, the property will be developed to allow 3 separate buildings to provide for a potential variety of uses including professional offices, medical/dental, retail, coffee shop / bread shop, café, and/or other similar uses. Building A at 5816 is Kieffer Family Dental and was completed in 2009. Building B at 5808 is ARC International and was completed in 2009.
  - a. Building C is located on the north end of the property. The initial use will be for a medical office and a professional office.
2. Building Colors:
  - a. The exterior materials will be a combination of stone, concrete, brick, EIFS, wood and metal panel as outlined on the exterior elevation drawings. The colors will be similar to the existing buildings on site. Find attached photos of existing building.
3. Signage: The frontage along Sheridan Lake Road is 276 lineal feet which allows for 552 square feet of building signage and 552 square feet of site signage. Building A and B have a total of 80 square feet of building signage.
  - a. Building C will have 40 square feet of building signage. All three building will have a total of 120 square feet of building signage.
4. Landscape: As outlined in the original approved PCD, the landscape significantly exceeds the minimum landscaping requirements of 44,587 points.
  - a. Site provided 45,230 points and no additional landscaping points are needed to meet city requirements. Any existing trees displaced by new building will be replanted on site.

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5. Parking: As outlined in the original approved PCD, a total of 51 parking spaces are provided with 3 of them being accessible spaces. One of accessible spaces will be van accessible. Building A and B are required to have 35.7 parking spaces
  - a. Building C will have a 2,000 sq ft medical space and 1,000 sq ft professional office space which totals 13 parking spots.
  - b. The site has 2.3 parking spaces left for future uses/expansion.
6. Lighting: As outlined in the original approved PCD, the site parking was designed to meet the city's minimal requirements for parking lighting.
  - a. Existing parking lighting meets city requirements and no additional lighting is needed.
7. Screening:
  - a. All air handling units will be located on the roof of Building C. Air handling units will be screened on all four sides by the building's parapet walls.
8. Dumpster:
  - a. This development is coordinating with the land owner to the immediate north for some common amenities such as a dumpster/trash enclosure.

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

Sincerely,

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

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