

July 12, 2013

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

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RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

Re: **Initial-Final Planned Development for 3006 Tower Road**

To Whom It May Concern,

An initial-final planned development is being submitted for a 2 acre parcel of property at 3006 Tower Road that is currently zoned General Commercial. The intent of the development is as follow:

1. **Uses:** The property will be developed to allow for 2 separate buildings to provide for a potential variety of uses including professional offices, dental office, medical office and/or similar uses.
 - a. **Building A** is located on the northeast corner of the property and its initial use will be for a medical office. **Building A** will be less than 8,000 sq ft and does not require an automatic fire sprinkler system. **Building A** has 6,000 sq ft located on the main floor with direct access to the parking lot. A walkout basement, that is less than 2,000 sq ft, will be located on the west side of **Building A**.
 - b. **Building B (Future)** is located on the southwest corner of the property. **Building B (Future)** is a future building and could have a variety of uses including profession offices, dental office, medical offices and/or similar uses. **Building B (Future)** is a future building and a Major Amendment to the PCD would be submitted when the building is developed.
2. **Parking Requirements:** A total of 35 parking spaces will be built during the initial phase for **Building A**. Coordinate with drawing A1.1 for plan that shows which parking spaces will be constructed for **Building A**. The additional parking spaces will be constructed once **Building B (Future)** has been developed and a Major Amendment to the PCD has been approved.

a. Building A:	8,000 gross sq ft
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	32 parking spaces required

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- b. **Building B (Future):** 4,000 gross sq ft
4 per/1000 medical office
16 parking spaces required
- c. A total of 32 parking spaces are required for **Building A**. The site plan provides a total of 35 parking spaces, which exceeds the requirement for **Building A**. The site plan also show the layout for the additional 14 parking spaces needed to meet the requirements for future building.
- 3. **Signage Requirements:** Property has 370 linear feet of frontage along Tower Road. With 370 linear feet of frontage allows for 740 sq ft of site signage and building signage. Coordinate with drawing A1.1 and A3.1 for location of signage.
 - a. **Building A Signage:** Up to 400 sq ft of signage will be provided on **Building A**. The 400 sq ft will be broken up so that about 100 sq ft will be provided on each elevation of the building.
 - b. **Building B Signage (Future):** Up to 370 sq ft of signage will be provided on **Building B**.
 - c. **Site Sign A:** **Site Sign A** will be located on the face of the retaining wall located on the northeast corner of the property. **Site Sign A** will have up to 200 sq ft of signage.
 - d. **Site Sign B:** **Site Sign B** will be located on the face of the retaining wall located at the end of the shared drive. **Site Sign B** will have up to 200 sq ft of signage.
 - e. **Site Sign C (Future):** Once **Site Sign C** has been developed for future **Building B** a Major Amendment to the PCD will be submitted
- 4. **Landscape Requirements:** The landscaping is intended to significantly exceed the minimum landscaping requirements. Coordinate with drawing L1.1 for point calculation, sizes, and types.
 - a. Site requires that 79,738 points be provided. Landscape plan exceeds that requirement and provided a total of 83,240 points.
 - b. All of the retaining wall will be less than 4'-0 tall and will not need to be designed by an engineer.
- 5. **Building Colors and Materials:** The exterior materials will be a combination of stone, brick, EIFs, panel or lap siding, and wood columns. The building colors may vary slightly, but will remain within a moderate range of the earth-tone colors.
- 6. **Other Development:** This development needs coordination with the adjacent land Owner (Premier Mortgage, Lot 7) to design the shared access drive. Coordination meetings between both Owners and Design Teams have been held to discuss the grading plans. The intent is that the

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