



5808 Sheridan Lake Road
Rapid City, SD 57701
April 25, 2008

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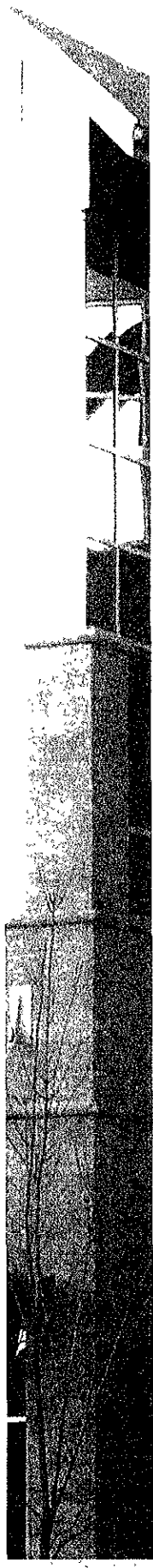
City of Rapid City
Growth Management Department
300 Sixth Street
Rapid City, SD 57701

Re: Planned Development for 5808 Sheridan Lake Road

To Whom It May Concern:

A planned development 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 development is as follows:

1. Uses: 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.
 - a. Building A is located on the south end. Its initial use will be for a dental office on the main level. The basement would include a small dental lab, storage and a large exercise area for the Owner of the business.
 - b. Building B is located in the middle east side of the site and will initially be used as an architecture design offices. The basement would include an area for campus utilities and a larger area for storage.
 - c. Building C is located on the north end. This future building could be a variety of uses including retail, professional office, coffee/bread shop, café, etc. A Major Amendment to the PD would be submitted when this building is developed.
2. Parking: A total of 52 spaces are provided with 3 of them being accessible spaces, one of which is van accessible.
 - a. Building A is required to have 18.4 parking spaces as shown on drawing A1.1.
 - b. Building B is required to have 17.3 parking spaces as shown on drawing A1.1
 - c. The future Building C will need to be designed for the remaining allowable parking of 16.3 spaces. The future building use may include a drive-up lane which could further reduce the available parking.
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. This will be used as follows:



- a. Building A will have up to 174 square feet of signage as shown on the elevation drawings.
 - b. Building B will have up to 112 square feet of signage as shown on the elevation drawings.
 - c. Future Building C may have up to 266 square feet of signage.
 - d. No site signage is shown at this time.
4. Landscape Features:
- a. The landscaping is intended to significantly exceed the minimum landscaping requirements.
 - b. The property topography drops off significantly as it goes to the east. A number of landscaping retaining walls are integrated into the grading design. All of these retaining walls will be less than 4' of differential height. The walls will be built of a segmented block retaining wall.
5. 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 attached computer generated model view with an understanding that final colors may vary slightly but remain within a moderate range of earth-tone colors.
6. Other development:
- a. This development is coordinating with the land owner to the immediate north for some common amenities such as a dumpster/trash enclosure, additional landscaping, campus signage, etc. These items will be submitted as a Major Amendment to the Planned Development that exists on the property. None of the Planned Development for 5808 Sheridan Lake Road is intended to be contingent upon the development proposed on the adjacent property.

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

Sincerely,

ARC International, Inc.
Donovan Broberg, Architect



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City Growth
Department