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RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

PROJECT: BLACK HILLS HARLEY DAVIDSON
SALES AND SHOWROOM ADDITIONS

PROJECT #: 13.2081
DATE: March 28, 2014

SUBJECT: PLANNED COMMERCIAL DEVELOPMENT MAJOR AMENDMENT

GENERAL

Black Hills Harley Davidson is constructing a building addition to their property at 2820 Harley Drive. The property is zoned as General Commercial (GC) with General Agricultural (GAD) to the east and north, Light Industrial (LI) to the north, and Interstate 90 right-of-way to the south and west. The current owner is Hog Wild LLC who owns and operates the facility.

The property is approximately 36.26 acres, with 13.71 acres within the limits of disturbance for the project addition. The facility is located to the east of Harley Drive and north of Interstate 90.

There are several Planned Development designations overlaying the property:

- a. PD number: 04PD035, with Major Amendment
- b. PD number: 03PD034, with Major Amendment
- c. PD number: 02PD022
- d. PD number: 06PD080

FACILITY ADDITION

The expansion of the existing Harley Davidson will include an addition to the facility that will bring the gross square footage to 90,983 square feet. The North most portion of the project will be a 3,000 square foot addition to the existing showroom portion of the main sales floor.

The Southern portion of the project will include the main addition/ renovations of the existing basement and service departments. The basement level will consist of approximately 5,700 square feet of renovation and 11,650 square feet of new service/kitchen and storage spaces; bringing the total basement to 36,883 gross square feet.

The main level will include approximately 5500 of renovations to the existing administration offices in order to make room for additional showroom expansion totaling 15,700 square feet of new construction.

The second level of the addition will be entirely staff and administration functions that have been relocated from the main level and enlarged to meet the current demand of Black Hills Harley Davidson. This expansion on the second level will be approximately 8,245 square feet.

SITE DEVELOPMENT

Site development will consist of site grading, curb and gutter removal and replacement, asphalt and concrete pavement removal and replacement, water main and fire hydrant relocation, telecommunication services relocation, and electrical equipment relocation. City of Rapid City design standards will be followed.

A new 5' wide sidewalk is proposed along Harley Drive. Additionally, landscape features and new parking areas are proposed.

SETBACKS AND EASEMENTS

A section line runs east to west through the southern portion of the site. Structures must be setback a minimum of 58' from this line. Additional setback requirements are:

1. Front: 25'
2. Side: None
3. Rear: 30'

There is a no-access easement along the southwest property line of the parcel, as well as a utility easement to the south. All facilities are within the setback limits and not interfering with the easements on the property.

There is a 10' setback for the sign along the front of the property. The sign is outside of that setback line and is shown on the overall landscape plan.

SIGNAGE

The proposed entrance sign is shown on the overall landscape plan. This sign will be 6' in height and 21' in length, or not to exceed 128 s.f.

The sign is shown conceptually on the plans at this time. A sign permit will complete plans will be filed at a later date.

PARKING ORDINANCE REQUIREMENTS:

The total square footage of the facility with the proposed addition equals 90,983 S.F. Additionally, there is a storage outbuilding on-site that is 9,124 S.F., creating 100,107 total S.F. on-site. The following is the total square footage broken down by usage type:

- Auto Sales/Service = 59,858
- Office = 9,165
- Storage (in main facility) = 21,960
- Storage (in outbuilding) = 9,124

Based on these amounts, an in accordance with the City Ordinance, the following number of parking spaces are required:

- Auto Sales, New or Used = 3.00 spaces per 1,000 s.f. @59,858 s.f. = 180 spaces
- Office = 5.00 spaces per 1,000 s.f. @ 9,165 s.f. = 46 spaces
- Storage = 0.25 spaces per 1,000 s.f. @ 31,084 s.f. = 8 spaces

Total = 234 spaces

See the site plan for the location of the 234 required spaces shown as proposed.

LANDSCAPE ORDINANCE REQUIREMENTS:

The facility with the proposed addition has a footprint of 46,377 S.F. Additionally, the outbuilding storage building has a 9,124 S.F. footprint. The approximate site disturbance limits are 597,229 S.F., which gives a total of 541,728 landscape points required within the project boundaries. The landscape plan shows bed and turf additions with a total of 545,990 landscape points on the site to meet the requirements.

The proposed landscape includes a terraced landscape with non-structural boulder walls less than 3' tall along the interstate border which will add visual interest and help stabilize the slope. Additionally, a focal feature landscape bed with boulders, shrubs, and groundcover will highlight the realigned entrance. Additionally, irrigated turf, shade trees, and conifers will be extended into the entrance area. A nonstructural, modular rock-type of wall is added to the northwest corner of the site for terracing, and conifer trees will aid in buffering the adjacent property.

FENCING

No additional fencing is proposed.

IRRIGATION

All landscape species selected will be adaptive to the local climate, and meet the maintenance needs of the owner. An efficient drip system will be added to support the trees and shrubs on the site throughout drought periods and turf will be irrigated, with the exception of the turf area located immediately adjacent to the Interstate Right-of-Way, at the bottom of the proposed landscape beds. See irrigation plan for more information.

DRAINAGE

See detailed drainage report.