Case No. 19PD048

Legal Description:

Lots 13 thru 20 of Block 4 of Boulevard Addition, located in Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LETTER OF INTENT

Application for Development Review – Rezoning Request
1124 Kansas City Street, Rapid City, South Dakota
Applicant: Seraphim Theatrical Entertainment, LLC

Applicant.
Seraphim Theatrical Entertainment, LLC began in 2014 and has steadily grown each successive year. We operate as a family friendly performing arts education and entertainment business providing a safe and encouraging atmosphere for adults and children who wish to become involved with and/or learn about the performing arts.

Intent.
We have outgrown our current location in the Rushmore Mall and have the opportunity to “re-purpose” the YMCA Church Building (former E Free Church) into a functioning teaching and performance theater and church; not too different than it’s past use of many years. We plan to limit the theater/church audience at 200 seats. While this is not an overly large audience, it would allow comfortable seating and excellent viewing for patrons to enjoy shows or services in the existing sanctuary (current signage in the sanctuary says “Capacity 500”). This would double our current venue’s seating and with increased stage area options it would allow us to offer more creative productions. Our business requires a great amount of theater stage sets, costumes, props, lighting, sound and effects equipment, backdrops, scripts, etc. and a large portion of the building would be used as storage space for these items.

Even though the building is structurally sound and will require no modification to the floor plan, we will need to apply quite a bit of TLC to it. With a new roof, repairs to trim, windows and siding, a lot of paint work and catching up on general maintenance and clean up, we hope the neighborhood will enjoy and appreciate its revived look. We intend to become a great neighbor and make a worthy contribution to the community.

To that end, we understand that the building needs to be rezoned to General Commercial with Major Amendment for parking. As the building is already in a Planned Development and the neighboring properties are zoned General Commercial, Neighborhood Commercial and Medium Density Residential we respectfully request such zoning change with major amendment and offer the following information.

Neighborhood Meeting:
November 24, 2019 we hosted a neighborhood meeting at the property (1124 Kansas City Street) to present our intended use of the property and answer questions of the participants. In the week prior to that we canvassed every residence in the neighborhood one block in each direction of the property, introducing ourselves to occupants and leaving flyers announcing the meeting and providing information on our intended use of the property. We received positive support with no negative response.

Building Use:
Primary - Theatrical entertainment, support venues and classes. Caretaker quarters. Shared Operation: Church.
**Hours of operation (planned):**

Theatrical Events: *
- Monday – Friday 5:00 pm to 10:00 pm (rehearsals).
- Thursday – Saturday 6:00 pm to 10:00 pm (larger audience performances).
- Saturday 10:00 am to 10:00 pm (small audience performances).
* Times shown apply only as necessary for a scheduled event.

Theatrical Classes:
- Saturday – 9:00 am to 5:00 pm (children classes).
- Monday – Friday 5:00 pm to 8:00 pm (small classes as needed).

Church Activities:
- Sunday – 8:00 am to 8:00 pm.
- Special services to be coordinated with theater.

Theater Support:
- Monday – Saturday 9:00 am to 5:00 pm.

**Theatrical Events.**
Rehearsals and productions of theatrical shows or events.
Events may include main-stage, children, improvisational, themed, musical or variety entertainment.

Theater capacity would be 200 seats. Cast and crew size average less than 12 members. Rehearsals generally would occur Monday through Friday evenings.

Larger audience performance events generally would occur Thursday, Friday and Saturday evenings with an occasional Saturday afternoon matinee, such as for the Christmas and children shows. Past annual production runs have averaged 6 main-stage shows over two weekends and 3 children stage shows over one weekend with attendance averaging 75 people per show. Show run times are usually 7:00 pm to 9:30 pm.

Small audience performances, including improvisational or themed (such as a birthday show) generally would occur on Saturday when there is not a main-stage or children production at the same time. Performance attendance has ranged from 15 to 50 people.

**Theatrical Classes.**
Instruction and practice of theatrical and supporting arts.
Classes may include acting, theatrical dance, costuming, modeling, writing, directing, stage management, music, set/prop design and construction, film/photography, sound-lighting-special effects technical, etc.

There are no classes in session during shows or events. Class size averaged 19 students (2019) for children acting and less than 10 students for other teaching. Classes are planned for Saturdays and on an as needed basis Monday through Friday evening.

**Church Activities.**
Activities typical of worship, teaching and fellowship where individuals can come together to perform acts of devotion, veneration, or religious study or ceremony.

Church capacity would be 200 seats. Activities would occur on Sunday and Wednesday evening with occasional activity on other days as coordinated with the theater events. A church service would not occur during theatrical shows or events.
**Theater Support.**
Design, fabrication, implementation, removal and storage of stage sets, props, costumes and equipment. Develop promotional materials. General event and teaching preparation. Film, photography, computer graphic imaging and multi-media support and services.

There may be 1 to 5 people active daily with an occasional 2 to 8 persons active in the evening or weekend as needed – typically at the end of shows to remove/store stage sets.

**Caretaker.**
Caretaker duties include maintenance, security and management of the building and overseeing the general operation of the use of the building. Caretaker quarters tentatively would be 1200 sf on the upper level.

**Coordination.**
Events, classes and activities would be coordinated so that at anytime the patrons do not exceed 200 people.

**Parking.**
See attached

**Major Amendment Requests to Existing Planned Commercial Development**
Major Amendment Requests to Existing Planned Commercial Development
No. 09PD008
At
1124 Kansas City Street
Rapid City South Dakota

Description of Request:  The project requires 55 parking spaces, 32 on-site parking spaces are provided (23 spaces that meet regulations and 9 that require the acknowledgement of the previous exception as stated below to allow them to back into the alley). Therefore we are requesting the parking requirement be reduced from 55 parking spaces to 32 parking spaces to include the approved acknowledged exception stated below.

Justification:  The following items are justifications for our request;
- The previous owner was granted this exception and that exception did not create any issues.
- The proposed uses are similar to the previous uses.
- This requested reduction in parking is much less than what was granted to the previous owner.
- There are a total of 34 existing ROW parking spaces contiguous to the property.
- The theatre and church events and activities will not occur at the same time.
- The church services occur on Sundays.
- The theatre's classroom sizes during the week average 19 students for children and 10 students for other teachings with events in the evenings or weekends.
- Bicycle grid racks will be installed for people attending classes and services.

Description of Request:  Request the existing exception that was granted to the previous owner be acknowledged to allow the existing nine (9) parking spaces to back into the alley remain in place.

Justification:  The following items are justifications for our request;
- The previous owner was granted this exception and that exception did not create any issues.
- The proposed uses are similar to the previous uses.
- The spaces were approved as is when the original building permit was issued with no adverse consequences to the public.
MAJOR AMENDMENT TO EXISTING 09PD008
1124 KANSAS CITY STREET, RAPID CITY, SD
SUPPLEMENTAL EXISTING EXTERIOR ELEVATION PHOTOS
MAJOR AMENDMENT TO EXISTING 09PD008
1124 KANSAS CITY STREET, RAPID CITY, SD
SIGN "A"
CHANGE EXISTING GROUND SIGN, SOUTH WEST OF BUILDING
MAJOR AMENDMENT TO EXISTING 09PD008
1124 KANSAS CITY STREET, RAPID CITY, SD
SIGN “B”
ADD SIGN TO WEST BUILDING ENTRY ABOVE DOOR