

Case No. 18PD017

Legal Description:

Lot 1 thru 20 of Block 1 of Robbinsdale Addition, located in Section 7, T1N, R8E, BHM,
Rapid City, Pennington County, South Dakota



1811 Club Court Rapid City, SD 57703-6603 www.rushmorejujitsu.com 605-716-5942

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RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

Proposal: Rushmore Ju-Jitsu Martial Arts Training Center Location
Rushmore Ju-Jitsu LLC
311/313 East St Patrick Street
Rapid City, SD 57701

Business History and Proposal:

Rushmore Ju-Jitsu officially opened at the Rapid City Boxing Center in 2003 with only 4 students and two Black Belts. Mid 2004, Rushmore Ju-Jitsu moved to the Rapid City Swim and Recreation Center where our school grew to be about 50 students and 6 volunteer instructors. In 2012, Rushmore Ju-Jitsu moved to our current location of General Beadle Elementary as a Community Center group. During our time here our class has again grown to be about 75 active students and 4 active volunteer instructors. We are now in need of a new location so we can expand our available times.

In Rapid City, there is a need for a low cost evening activity for children, teenagers and adults that provides a positive experience. We propose to have a martial arts center located at 311/313 East St Patrick Street. This would allow people to get much needed exercise year round while learning to defend themselves. Rushmore Ju-Jitsu will feature a large open workout area for learning, with gender specific changing areas and bathrooms that are separated. There will also be an office for bookkeeping and materials storage and a smaller area for private testing (See attached Class Layout).

- **Students:** 100 children and adults, ages 5 years old and up.
- **Classes:** Classes are offered throughout the week so that students can attend at different times. Class sizes are expected to be as follows:

Kids/Parent Class	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	6-7 PM	6-7 PM	6-7 PM	6-7 PM	6-7 PM	11-Noon
Kids	15	15	15	15	15	15
Parents/Teen Siblings	15	15	15	15	15	15

Adult Class	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	7-8:30 PM	7-8:30 PM	7-8:30 PM	7-8:30 PM	7-8:30 PM	9:30-11 AM
Adults	20	20	20	20	20	20

- **Staff:** 4 Black Belt Instructors, 10 Brown Belt Assistant Instructors
- **Benefit:** Exercise and Self Defense training for various ages
- **Fire Department:** Location has approval from the Rapid City Fire Department (contact Assistant Fire Chief Tim Behlings) for planned fire sprinkler installation (contact Rich Broderick, Hydraulic Solutions, 605-391-3677)
- **Parking:** We have a parking requirement of 20 spaces to accommodate 4 staff members and 30 students (some being dropped off and some staying). Parking spaces in the rear lot will be utilized for staff members.
- **Security:** Building will have camera surveillance within all areas except changing rooms and restrooms. Standard door locks will also be used.
- **Signage:** We are working with the landlord to use current signage to enable us to advertise this location as Rushmore Ju-Jitsu. We will apply for a sign permit that complies with current code.
- **Landscaping:** We will keep landscaping as it is now, in excellent condition, and without any changes.
- **Other businesses located in the same complex**
The martial arts training center will be bordered by an antique store in 307 and 309, and at the far west end there is a lawnmower repair shop in 301 A, a hair salon in suite 401 and a barber shop in suite 405. There is a chiropractor in 315 A, and a tanning salon in 315.

A little more about us:

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Rushmore Jujitsu has always strived for a family atmosphere and looks to expose as many people to the martial arts as possible. Our instructors teach because they have a passion for the art and wish to see others succeed rather than make a living teaching. We have seen our students benefit from discipline, integrity, honor, respect and self-confidence which translate to every aspect of their lives and help make them productive members of society.

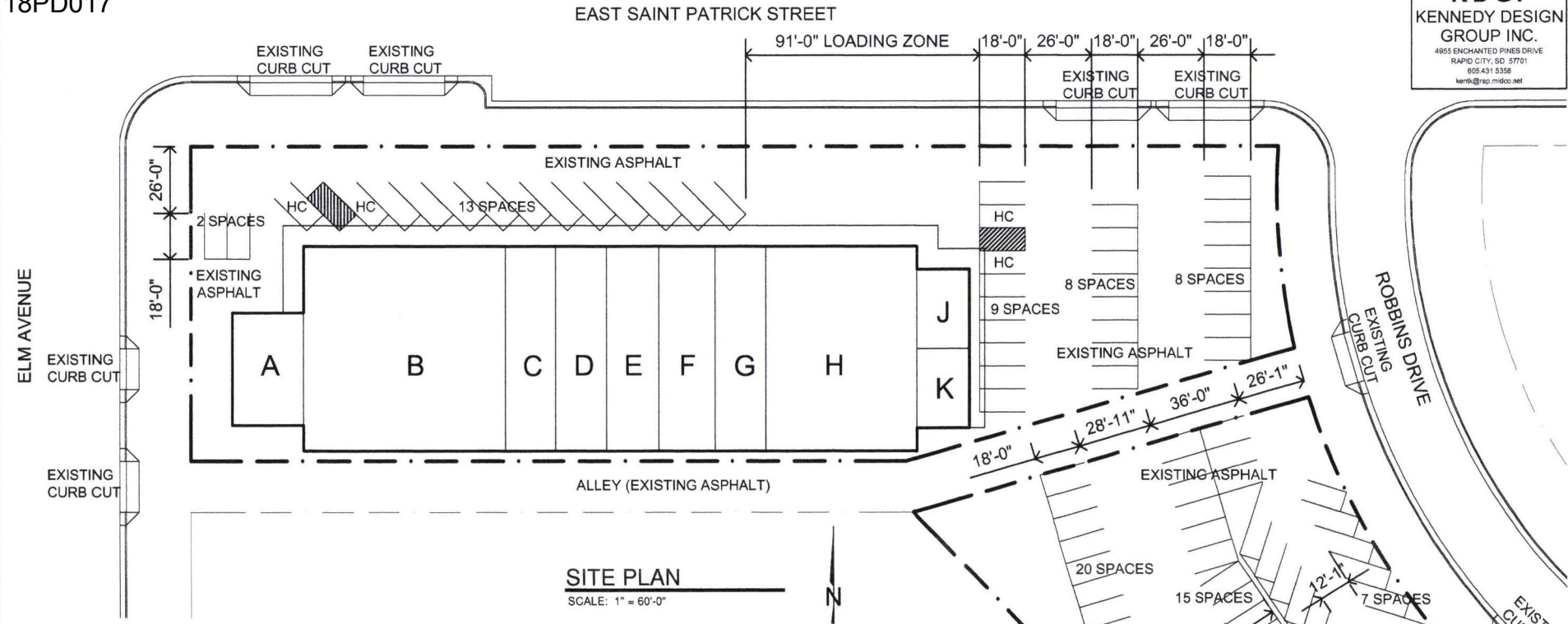
Rushmore Ju-Jitsu has provided community support in multiple ways, just within the last year. A few of the things that Rushmore Ju-Jitsu has done are: (1) donated Amazon Kindle Fires to General Beadle students for awards that were presented by General Beadle school staff; (2) created household "goodie baskets" that were donated to the General Beadle Family Night activities; (3) donated over \$600 to the Red Cross from a student and dojo sponsored Sit-up-A-Thon; (4) provided ten Thanksgiving Dinner Packages for General Beadle families; (5) donated two gift certificates at the Regional Hospital Health Fair good for six months' worth of martial arts training; (6) conducted Community Education training on Self Defense where our instructor fees were donated back to the Community Education program and each student that completed the class received one month free instruction; (7) offered a three night self-defense training that is free to the public; (8) participated in a demonstration at the Cancer Walk held at St. Thomas More High School; and (9) for Christmas, Rushmore Ju-Jitsu adopted a General Beadle family and purchased groceries, dinner, and clothing gifts for each of their children.

Finally, Rushmore Ju-Jitsu tries to give back to our students. We have allowed Military families to attend our classes at no cost while the military member is deployed. We also offer two \$500 Higher Education Scholarships to active students. Many of our current students are on a scholarship where they pay what they can rather than the full fee which keeps them doing something productive.

In closing, Rushmore Ju-Jitsu's objective is not to make money, but to provide a much needed service to our community. We only wish to have space to continue our passion of teaching those around us.

Doug Langworthy
9th Degree Black Belt
Head Instructor
Rushmore Ju-jitsu

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SITE PLAN
SCALE: 1" = 60'-0"

EXISTING BUILDING
21367 SF
81 COMPLYING SPACES PROVIDED
77 (76.17) SPACES REQUIRED

A - SMALL ENGINE REPAIR
1232 SF
6.2 SPACES (5/1000)

B - SECOND HAND STORE
6283 SF (5963 + 320)
17.9 SPACES (5963 X 3 / 1000)
0.1 SPACES (320 X 0.25 / 1000)

C - RECREATION CENTER (MARSHAL ARTS)
1569 SF
6.3 SPACES (1569 X 4 / 1000)

D - RECREATION CENTER (MARSHAL ARTS)
1557 SF
6.23 SPACES (1557 X 4 / 1000)

E - SERVICES (VACANT)
1567 SF
7.84 SPACES (1567 X 5 / 1000)

F - SUTTON CHIROPRACTIC
1594 SF
6.4 SPACES (1594 X 4 / 1000)

G - DAY CARE CENTER (LITTLE NEST)
1583 SF
10 SPACES (0.1 X 100 KIDS)

H - DAY CARE CENTER (LITTLE NEST)
4742 SF
9 SPACES (8-10 EMPLOYEES)

J - HAIR SOLON (CAROL'S STYLING)
620 SF
3.1 SPACES (620 X 5 / 1000)

K - BARBER (A-1 BARBERSHOP)
620 SF
3.1 SPACES (620 X 5 / 1000)

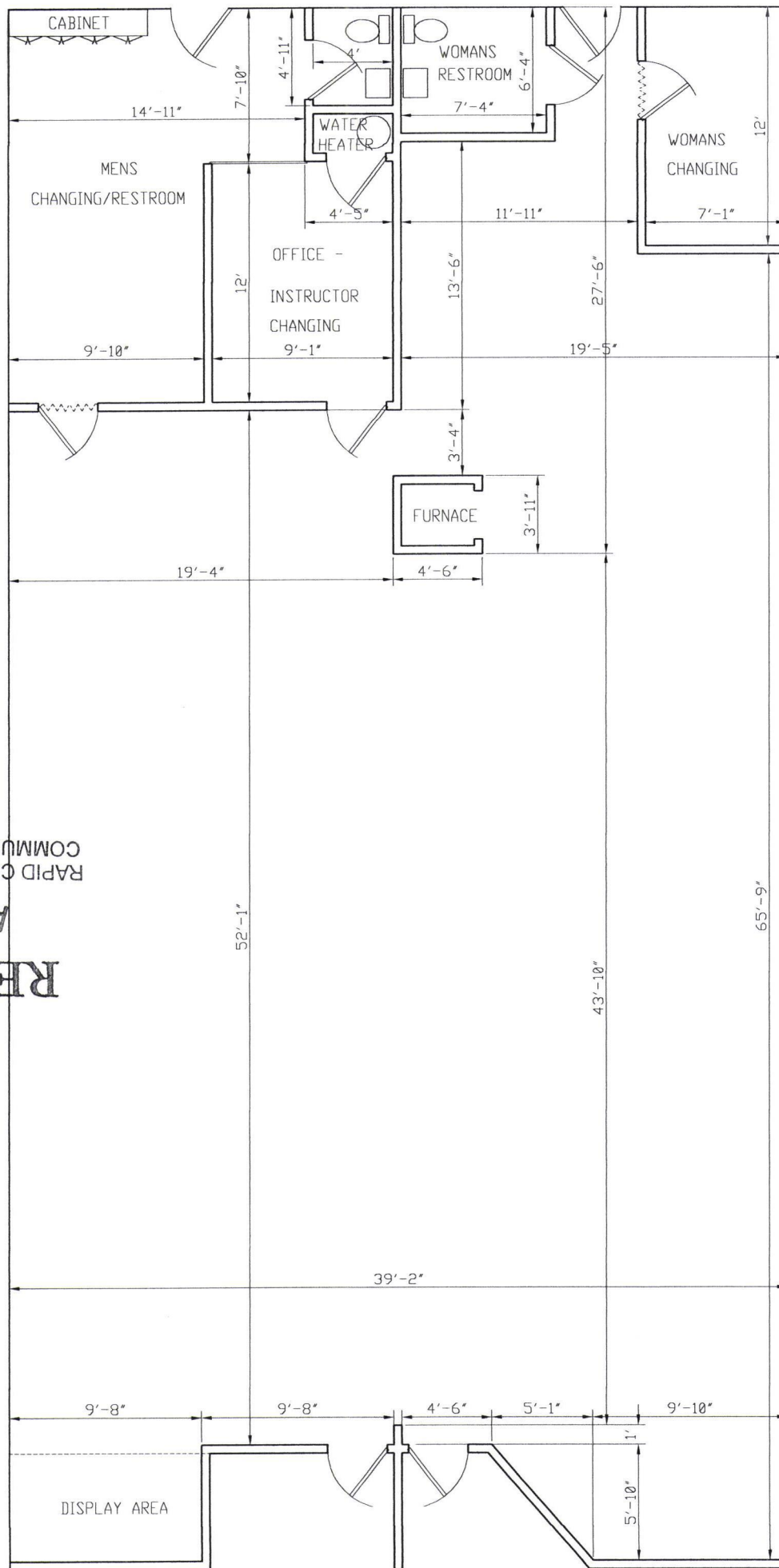
TENANT IMPROVEMENTS
TO SUITES C-D AND G-H
AT 301 EAST SAINT
PATRICK STREET
RAPID CITY, SD

SITE PLAN

SHEET DATE: 4.10.18

PROJECT NO: 1806
A1
SCALE: AS NOTED
PROJECT DATE: 4.10.18
SHEET SIZE: 11" X 17"

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