

Case No. 22PD005

**Legal Description:**

Lot 29 thru 31 less Lots H1 of Block 2, Tract A of Lot 32 thru 35 less Lots H1 and H2 and RU-107A of Block 2 of Riverside Addition, located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota



February 11, 2022

Department of Community Development  
Attn: Director Vicki Fisher  
300 Sixth Street  
Rapid City, SD 57701

RE Statement of Proposed and Intended Use

Subject: 1130 West Omaha Street

Ms. Fisher,

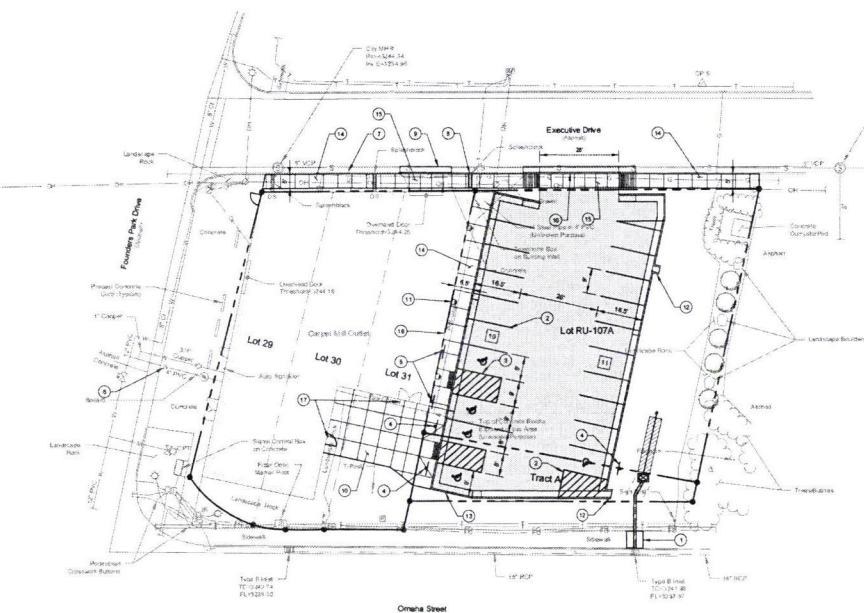
This written statement describing the proposed and intended use is for the property located at 1130 West Omaha Street, Rapid City SD 57701, formally occupied by the Carpet Mill.

IMK/ CCA Partners, LLC have purchased the property with the intent to use it as a retail store and a physical therapy office. The existing building has a total area of 7,478 square feet, main floor is 6,318 square feet and the basement floor is 1,160 square feet. The proposed use of this building would be to utilize the south low roof area as 1,278 square feet of retail space (running shop). The north portion of the building 4,336 square foot space, high bay area would be utilized as a physical therapy office. The remaining 1,864 square feet of building space would be receiving and storage.

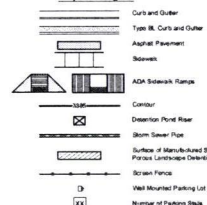
Currently the basement area has fire sprinkler coverage. This fire sprinkler coverage would be extended to cover the entire facility upon remodeling the interior space.

A new parking lot will be added on the vacant lot to the east of the building. Based on the parking calculations required for the intended use of the building the property would be required to have 25 parking spaces. Due to the size of the property, our designers are only able to accommodate 21 parking spaces. The running shop would have one full time employee and a part-time employee. The physical therapy office has 5 employees with an average of 3 patients in the facility at one time. Based on the anticipated employee and patient numbers we are requesting the 20% parking reduction be considered for this property during staff review. Based on the location of the building to the bike path and M-Hill, a lot foot traffic is anticipated at the running shop. The addition of the parking and landscaping required for this building under this application is a major improvement to the property that will benefit the City through beautification along Omaha Street. The current parking along the west side of the building will remain but is not counted in the parking count for the current project.

Please contact me with any questions.



# Proposed Legend



## Callouts

- (1) Remove and Replace Sidewalk for Storm Sewer Installation
- (2) Paint White Stripes, (Type)
- (3) Paint ADA Symbols and Arrows, (Type)
- (4) ADA Signs, (Type), Install Minimum of 2' Behind Back of Curb
- (5) ADA Signs on Building Wall
- (6) Existing Water Service and Fire Line to Remain
- (7) Existing Sewer Service to Remain
- (8) Sidewalk Drain, (Type), 3 Required
- (9) Use Drive Over Curb for Garage Door Entry Area as New Walk will have Minimum of 4' Wide ADA Cross Slope Compliant Route adjacent to Garage Door
- (10) Concrete Paving
- (11) Wall Mounted Light for Parking Lot, (Type), Final Location and Number to be Determined at Final Design
- (12) Curb and Gutter
- (13) 1' Curb Opening for Drainage from Road Slope to Full Height in 4'
- (14) Sidewalk
- (15) Reconstructed Sidewalk at Parking Entrance and Overhead Door
- (16) P-Queue at Driveway Entrance
- (17) See Plans for others for Slopes at Drains
- (18) Install Double Thickness Expansion Joint with Sealer at all Locations where Sidewalk Adjoints Building

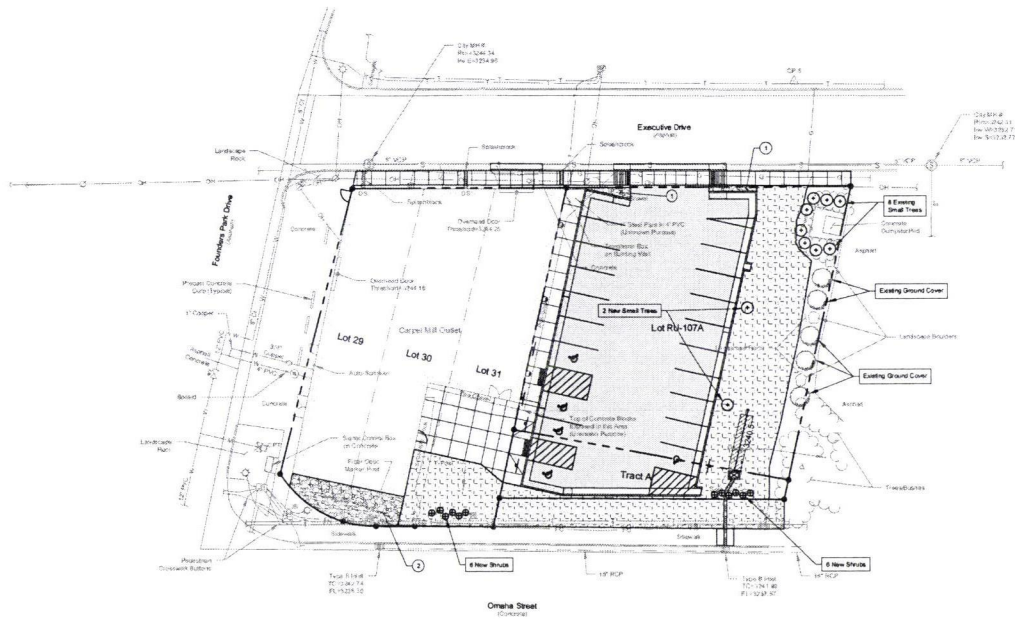
## Parking Information

Parking Requirement	
Physical Therapy/Medical	4306 SF/1000 x 4 = 17.3
Retail	1276 SF/1000 x 5 = 6.4
Storage/Receiving	1884 SF/1000 x 0.25 = 0.5
	Rounds Up To 25.0

### Parking Provided

\*Total Stalls = 21 Stalls including ADA  
 9 ADA Stalls Provided Per ADA Requirement That  
 20% of Patient and Visitor Parking Comply with ADA

PT ADA Required	17.3 x 0.20 = 3.5 Stalls
Retail ADA Required	1.5 Stalls
	4.5 Stalls
	Rounds Up To 5.0



 Mineral Mutch  
 Turf Area  
 New Shrub  
 New Small Tree

Lot Size	19,680 SF
Building Size	6,091 SF
Total Ponds Required	13,205

Landscaping Points		
Onsite Turf	355 S.Y. @ 10 S.Y.	3,550
Turf in ROW	114 S.Y. @ 10 S.Y.	1,140
Existing Ground Cover	2 S.Y. @ 100 S.Y.	2,300
Existing Small Trees	8 Ea @ 500	4,000
Proposed Small Trees	2 Ea @ 500	1,000
Proposed Shrubs	12 Ea @ 250 Ea	3,000
<b>Total Points Provided</b>		<b>14,890</b>

Plant species to be selected by Owner. Planting species and sizes shall meet or exceed City of Rapid City landscape code requirements.

- ① Mineral Mutch, 8" Layer of 1" to 4" Clean Well Graded Crushed Limestone, Place Waxed Fabric Below Rock.
- ② Existing Rock Landscaping to Remain