

Case No. 23UR004

Legal Description:

Lots 3 thru 6 and the east 10 3/4 feet of Lot 7 and Lots 29 thru 32 of Block 85 of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

February 24, 2023

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



Re: Conditional Use Permit Application for Rimrock Church at 507 Main Street and 525 Fifth Street in Rapid City, SD

Dear Director Fisher,

On behalf of Rimrock Church located at 12200 West Highway 44, Rapid City, SD – we are making a request for a Conditional Use Permit for a CHURCH at an existing building located at 507 Main Street and an adjacent existing parking lot at 525 Fifth Street, both located in downtown Rapid City. Rimrock Church is in the process of purchasing the building from Lee Consolidated Holdings Company. The purchase agreement includes a contingency requirement for the City of Rapid City to grant a Conditional Use Permit for both addresses in order for the purchase to be completed.

The following applies:

- i. Rimrock Church was founded in 1980 at its current main location in Johnson Siding. Rimrock is committed to ministering to people throughout the Black Hills region. To that end the church has multiple church campus locations including a small campus in a leased building at 514 St. Joseph Street in downtown Rapid City. The 514 St. Joseph location has been outgrown and the lease will be expiring in the near future. The church has been searching for its future downtown campus location for several years. In late 2022, Rimrock Church entered its purchase agreement with Lee Consolidated Holdings.
- ii. The existing properties are being sold/purchased as one unit. An overview of the property is as follows:
 - a. The 525 Fifth Street address is a 100'x140' property currently utilized for private parking.
 - b. The 507 Main Street address is an existing building built in many phases over many decades. The overall footprint of the property is 110.75' x 140'. It has been used as a primary office and printing space for a media company for many decades. The building has approximately 23,000 sf arranged over 2 floors plus an approximately 7,000 sf basement level.
- iii. Rimrock Church would have the following typical uses associated with its ministry:
 - a. Church service (large community) gatherings primarily on Saturday evenings and Sunday mornings. We anticipate the large gatherings to be around 250+/- people.
 - b. Small community gatherings throughout the week. These type of gatherings are typically around 10-12 people but could be upwards of 70-80 for some groups.
 - c. The above gatherings will include provisions for nursery and children's classrooms.
 - d. The Church anticipates having an area that functions similar to a coffee shop for its constituents on an informal basis throughout the week.

- e. The Church ministry includes a café type space for facilitating regular meal type functions.
 - f. The Church ministry also includes recreational aspects that might include skateboarding and/or athletic games like basketball/volleyball/soccer. These functions may happen both indoor and outdoor.
 - g. The Church ministry also includes organized educational functions that could include college level and non-traditional student learning environments.
 - h. The above descriptions are not intending to include a Day Care or K-12 educational facilities. If these functions are desired in the future by the Church, then a separate application will be made for them.
- iv. The properties are located within the Central Business District of downtown Rapid City and thus there is no on-site parking requirement. The Church users will utilize available on-street parking as well as the nearby public parking ramps. The lot at 525 Fifth Street will supplement the parking need but is also intended to be creatively used for other permissible outdoor functions. The Church understands that a "Revival Tent" is not an allowable function if granted the Conditional Use Permit.
- v. The attached drawings show the existing full city block bound by 5th/6th and St. Joe/Main Streets as well as the existing floor plan drawings.
- a. A design has not been fully developed for the properties at this time. When granted a Conditional Use Permit, Rimrock Church would bring forth a design for re-purposing the existing property.
 - b. Area "C" shown on the 507 Main Street building would be the likely area for an approximately 3000 sf worship area. The existing upper level would be removed creating a two story space. This space would have door openings to the street.
 - c. Life Safety and accessibility upgrades would be made to meet the International Building Code requirements.
 - d. The exterior facades of the building is not intending to be modified. The building is approximately 30 feet tall.
 - e. Proposed signage would be modest, meeting City signage requirements with graphics and locations to be determined at a later date.
 - f. The building is served by roof top mechanical units that are not readily visible from the street.
 - g. Dumpsters would be located adjacent to the alley on the Church property.
- vi. The building is served by City utilities for water and sanitary sewer.

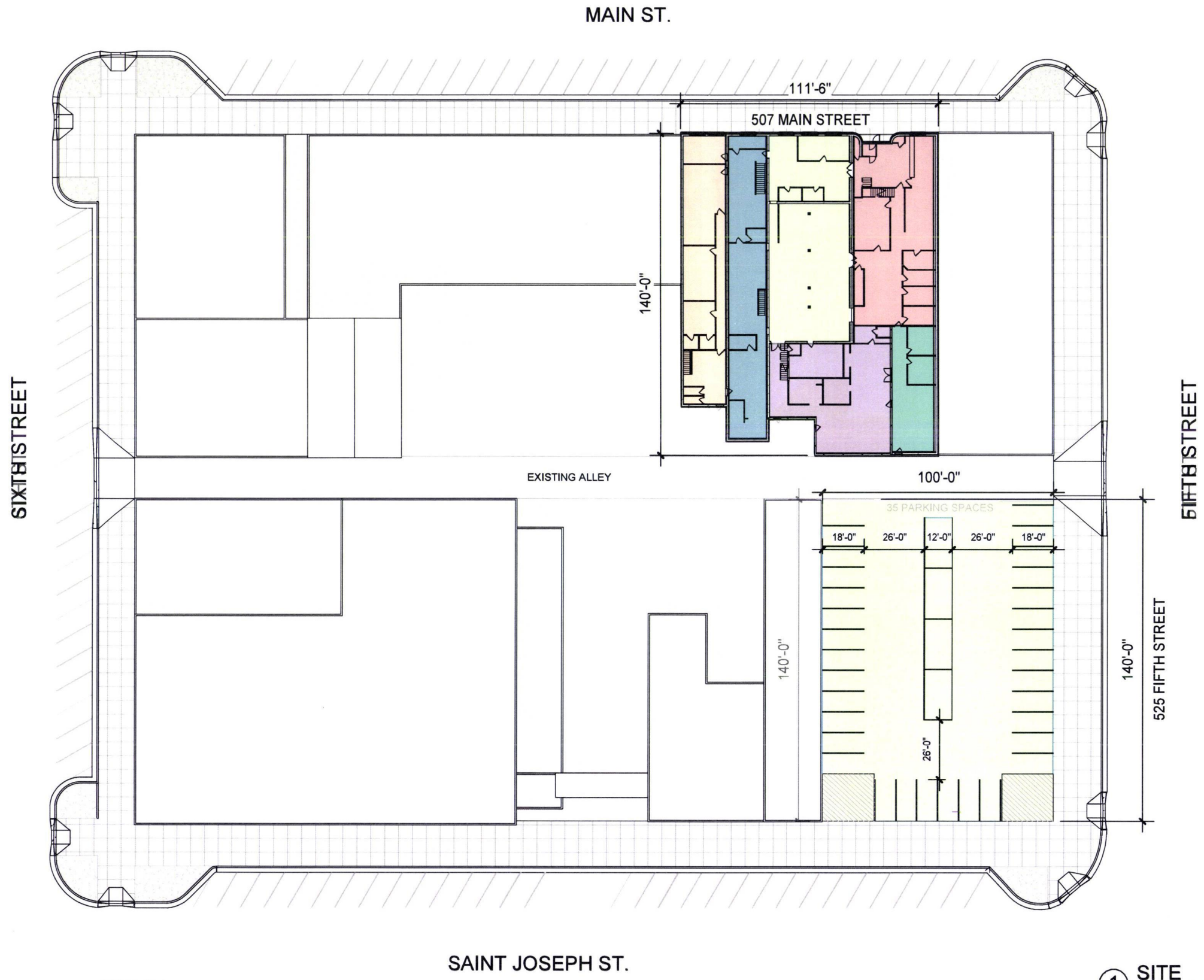
Please let me know if you should have any questions or concerns with this application/submittal.

Sincerely,



Donovan Broberg, Architect

ARC International, Inc.



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BRINGING ARCHITECTURE TO YOUR WORLD

DATE: 2/24/2023

PROJECT MANAGER: DB

PROJECT NUMBER: 2022-16.3

RIMROCK
DOWNTOWN

507 MAIN STREET, RAPID CITY SD

SITE PLAN

A1.10