

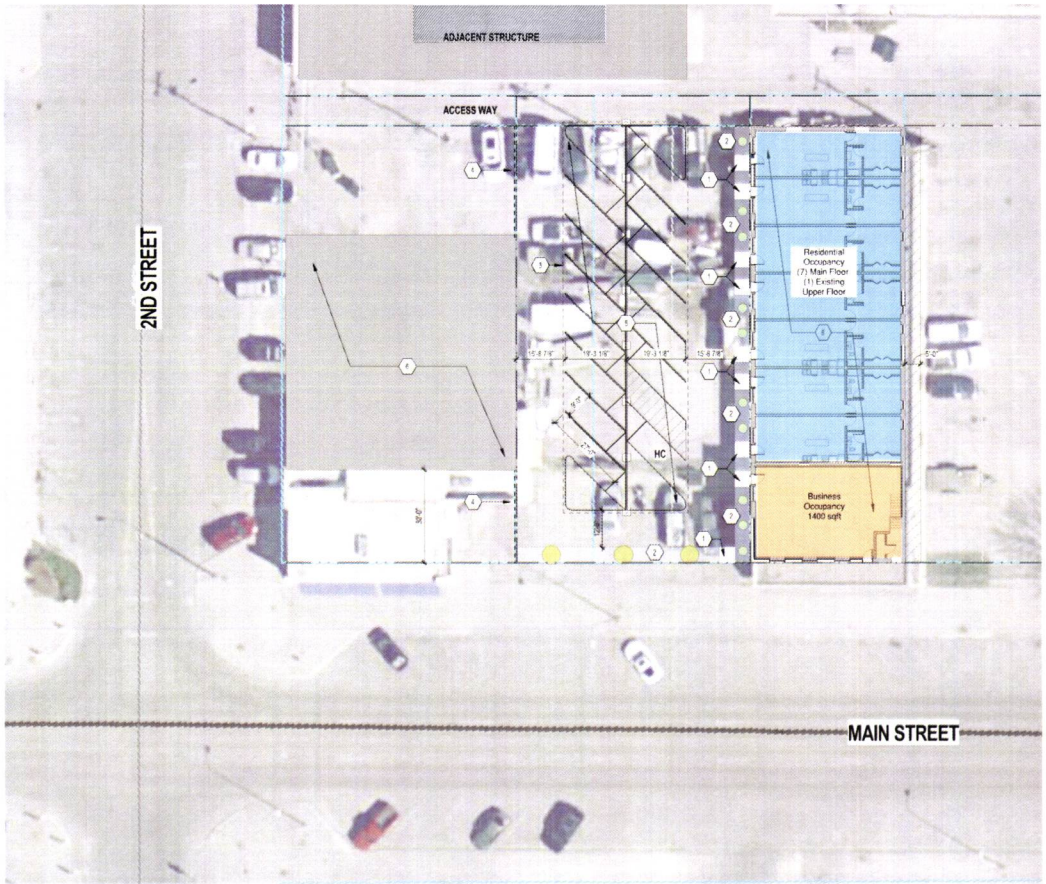
Case No. 16PD063

Legal Description:

Lots 20 thru 24 and the south 1/2 of the vacated alley adjacent to said lots of Block 79 of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

DEC 09 2016

Rapid City Community Planning
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A1 SITE PLAN
1" = 20'-0"

KEY NOTES:

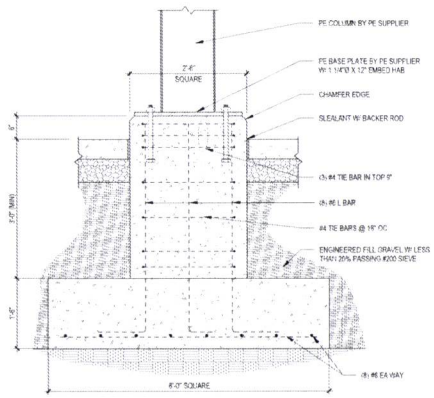
- 1. CONCRETE SIDEWALK
- 2. LANDSCAPE AREAS
- 3. PRE-ENGINEERED STEEL CANOPY ABOVE
- 4. 7'-0" METAL PRIVACY FENCE
- 5. NEW CONCRETE PAVED PARKING
- 6. NEW ARMADILLO APPROXIMATE LOCATION
- 7. 5'-0" NO. BUILD EASEMENT IN PROCESS WITH ADJACENT PROPERTY OWNER
- 8. EXISTING RENOVATED BUILDING

NOTE: NOT ALL KEYNOTES MAY BE USED ON EACH PLAN

SITE PLAN

SITE DATA

ZONING CLASSIFICATION:	GC GENERAL COMMERCIAL DISTRICT
SETBACK REQUIREMENTS:	
FRONT:	25'-0" REQ. 0'-0" EXISTING
SIDE:	0'-0" REQ. 0'-0" EXISTING
BACK:	0'-0" REQ. 0'-0" EXISTING
LANDSCAPE AREAS:	1,350 SQ. FT.
EXISTING PAVED TO BE REVISION TO CONCRETE:	10,500 SQ. FT.
COVERED OFF-STREET PARKING (OPEN AIR):	16 SPACES



A4 CAR PORT FOUNDATION DETAIL
3/4" = 1'-0"



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600 Kansas City St.
Rapid City, SD 57701
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fax: (605) 336-7926
www.teamtsp.com

Architecture
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PROJECT TITLE

118 MAIN STREET
RAPID CITY, SOUTH DAKOTA

ISSUE

MARK	DATE	DESCRIPTION
12/09/2016	AJP	DRAWN BY
03/18/15	ECM	CHECKED BY

SHEET TITLE

SITE PLAN & DETAILS

SHEET NUMBER

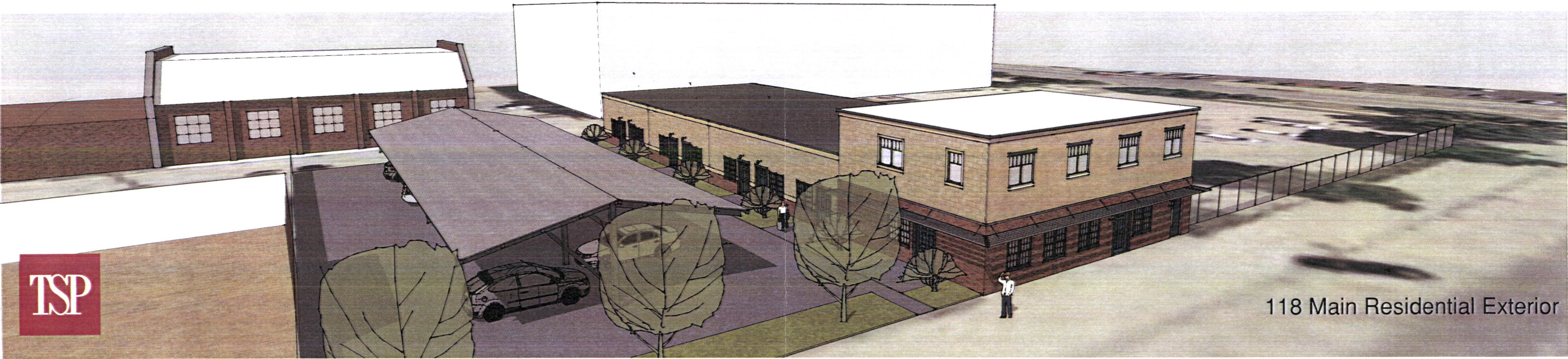
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TSP

118 Main Residential Exterior



Design Redefined

600 Kansas City St
Rapid City, SD 57701

ph (605) 343-6102
fax (605) 343-7159

teamtsp.com

Architecture
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December 9, 2016 *(updated December 22, 2016)*

Re: Proposed 118 Main Street Planned Development Overlay

Existing Legal Description: The existing property consists of 118 Main Street, LOTS: 20-24; S1/2 VAC ALLEY ADJ SAID LOT. BLOCK: 79, SUBDIV: ORIGINAL TOWN OF RAPID CITY, SECTION: 01, TOWNSHIP: 1N, RANGE: 07E. The existing structure that the occupancy use to be revised is located at LOTS: 23-24.

Project: The proposed project is to develop the existing building located at 118 Main Street, formally housing commercial business and second floor residential occupancies. The proposed use will divide the existing structure into two major occupancies. Both occupancies are currently being used within the existing structure. The existing occupancy was Business on the first floor and Residential on the second floor.

1. Business Occupancy (1400 square feet). While the tenant is currently unknown this use is permitted within the General Commercial District. The intended hours of operation are standard business hours 8:00 a.m. to 5:00 p.m.
2. R-2 Residential (8 units totaling 6500 square feet) The eight (8) residential units are rental units for single tenant. This occupancy is anticipated to be a conditional use to be used in conjunction with the permitted use.
3. *Over the surface parking we are proposing a pre-engineered painted steel carport canopy to provide protection for vehicles underneath yet still open to the air and natural ventilation. Current setback requirements for the front yard (Main Street) require 25'-0", we are requesting an exception to set back for the carport canopy to 16'-0". Our existing building is built to the property line with 0'-0" setback and the new Armadillo building on the adjacent property is built back at what appears 25'-0". The 16'-0" setback will allow all vehicles to be protected from the weather while also providing a visual stepping of structures from 0'-0" setback to 25'-0" setback.*

Parking: Please refer to the total calculations below. Due to current zoning requiring off-site parking below are the calculations that show

1. We are providing 15 on-site spaces. By the current code we are required to provide 19 code required spaces. The provided spaces are supporting two occupancies that do not overlap in times. The Business Occupancy hours are anticipated to be during the day when most residential residents are not utilizing the parking. The code also requires 1.5 spaces per unit. All but one unit are single bedroom units which means typically only 1 space will be provided per unit in their lease agreements. Within the surrounding blocks there are a number of on-street spaces that rarely (or if ever) reach maximum use. The total count is derived on the attached drawing proposed with the following occupancies of the space:

• Business 1400 SF (5/1000)	7	Spaces
• 8 Residential Units 6500 SF (1.5/Unit)	12	Spaces
2. Access:
 - a. The existing access from Main Street is requested to be removed to eliminate vehicular traffic from crossing the sidewalk. As this parking lot is adjacent to the new location for Armadillo's Ice Cream Shop, we anticipate this will reduce safety concerns about customers and cars entering/leaving our off street parking lot.

Marshalltown, IA
Marshall, MN
Minneapolis, MN
Rochester, MN
Omaha, NE
Rapid City, SD
Sioux Falls, SD
Sheridan, WY