Case No. 19PD023

Legal Description:

Lot 9 thru 24 of Block 11 of CD Rounds Subdivision, located in Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
May 24, 2018

Department of Community Development
City of Rapid City
300 6th St.
Rapid City, SD 57701

Re: Letter of Intent for Major Amendment to a Planned Commercial Development

To Whom It May Concern;

Please accept this submittal for a Major Amendment to an existing Planned Development Overlay for Lots 9-24, block 11, c.d. rounds subdivision, section 33, T2N, R7E; located at 3645 Sturgis Rd. Rapid City, SD, 57702. This parcel and building is most recently known as the location of Freed's Furniture. The plat includes 1.28 acres and contained approximately 48,000 sf of structure on two levels.

Scull Construction is serving as the agent for Pink Cabin LLC.

Background and History:

The subject property was originally constructed in 1948. The property has served many uses over its history, and for the past several decades has been home to Freed's Furniture. In the summer of 2017 a fire was ignited within the lower level of the far Northern end of the building. Due to the age, construction methodology, the lot size vs. building size ratio and encroachment of R.O.W, this parcel possesses many significant barriers for redevelopment. The purpose in development of this Planned Commercial Development is to work with Rapid City staff and officials to positively redevelop and reuse this parcel by addressing the various hurdles associated with the site, and to mitigate urban sprawl.

Phase I of this project involved 75% of the site and approximately 24,000 s.f. of building area. The south 2 suites of the property have been developed into an archery range/proshop and the lower 1/3 has been transitioned into a childcare center.

Phase II of the project consisted of development of the existing space into multi-suite office layouts consisting of general commercial, a proposed church and a childcare facility (Fit 'N Fun).

Phase III, the current submittal, consists of a change in use from the proposed child care facility (Fit 'N Fun) to a general retail sales use.
Phasing and Use:
For purposes of this Major Amendment, the existing structure and site had previously been divided into two phases. This Major Amendment will specifically address a modification to the approved use per the Major Amendment dated 10.25.19 and will be subsequently referred to as Phase III.

- Phase II area consisted of development of three (3) upper level suites and (3) lower level suites.
- Phase II provided for additional parking in the rear of the property.
- A minimal amendment was approved on 05.14.19 for a joint access agreement for the rear parking.
- Suite 1 which was approved for a childcare center (Fit ‘N Fun) under the previous Major Amendment and will instead, classified as general commercial.

Zoning and Use:
The property is currently zoned General Commercial. No rezoning is being requested. Please refer to attached graphics for better clarity on suite spaces.

- Suite 1 is planned for retail sales/services.
- Suite 2 is leased to Unity church and has an occupiable floor area of 1,455 s.f.
- Suite 2A is planned for retail sales/services. While there is no tenant at this time, the property will be marketed as such.
- Suite 3 is leased to Ideal Eyes and has an occupiable floor area of 2,455 s.f.
- The area underneath Suite 3 is auxiliary storage to suite 3, and is a permitted use within this zoning.
- The area underneath Suite 2 is auxiliary storage to suite 2, and is a permitted use within this zoning.
- Suite 4 is currently planned as a “self-storage” component. The lower level will be developed into several secure storage areas and will be leased out to business for secure file storage.

Parking:
The East side of the building borders Sturgis Rd. and has an approximate 34’ front yard setback and consists of 32 parking spaces. Phase I approved the use of these spaces for the required parking count. Because of the limited amount of site vs. building area, parking continues to be a challenge. This plan as submitted maximizes the amount of parking spaces to the fullest extent, while still managing to improve the drainage, landscape and general appearance of the site.

The applicant provided parking stalls to meet the requirements of the City code in Phase I, while maintaining a development that would support the vision of the community. As outlined in Phase II, the applicant maximized the site to the fullest extent possible while still maintaining Drainage and
Landscape requirements. In an effort to further improve on site access and parking, a minor amendment was approved which allowed for a joint access agreement between the subject parcel and an adjacent parcel. This joint access agreement improves upon the parking access and provides a more viable layout, while providing a deeper landscape buffer at the entrance from Trail View Rd. Because of the limited amount of site available, there is only so much area that can be dedicated to parking, while maintaining the landscape requirements approved in prior Amendments.

Per the uses listed above, and as calculated in the submittal drawings, the total required parking for the entire site is 103. The site plan shows a total of 76 parking spaces. We are requesting that the variance approved in the last major amendment be continued and amended to the current parking projections.

Based upon the intended use of adjacent suites, there are times when parking will not have concurrent use. Below outlines the hours of use of each tenant and how the parking can be obtained. The limited amount of time that each space fully utilizes its respective parking is limited and can be managed.

**Black Hills Archery:**
The hours of operation of the Black Hills archery are 12pm – 7pm; Tuesday – Friday. During 12-4, the staff is usually 1-2 persons with an average use of 1-2 visitors during that time. The predominant use is later afternoons and increases between 5-7pm. During the daytime hours of peak congestion for the adjacent suites, the archery range is closed, or has limited visitors; therefore the majority of parking is available to other uses.

**Childcare @ lower level in rear:**
The current RAI childcare that was occupying the lower level have vacated the space. Currently it’s the applicant’s intention to keep this as a childcare facility. The access to this facility is on the lower level of the West side of the building, accessed from Trail View Rd. After 5pm, the allocated spaces for the daycare are available for Black Hills Archery when that use sees an influx in patrons.

**General Commercial (Suite 1):**
This facility is assumed to be open during normal business hours M-F 8:00am-5:00pm. With the expanded parking in the rear of the building, it will be encouraged, and written into lease agreements that employee parking is located here. As part of the development of suite 2 & 2A, an interior access corridor was formed that connects the rear parking lot to the main level parking lot. This was not available prior to Phase II, and was developed as part of the suite build out.

**Suite 2**
This area is leased by a small church group. Their occupancy times are predominantly Sunday mornings and Wednesday evening. However, during M-F; 8:00am to 5:00 pm, this space, and therefore its required parking spaces will be vacant. The vacant spaces can be used by any other business for parking. Please see the attached layout for the seat count to justify the parking requirements.
Suite 2A
This area will be likely a 2 office business suite or small medical practice. The parking count reflects calculations based upon retail/sales to allow flexibility for any upcoming tenants.

Suite 3
This space will be occupied by an Optometrist. The parking has been calculated under the retail/sales ratio.

Suite 4
This lower level suite will be utilized for business and personal storage. The parking for this area typically would be during off peak hours.

The hours of use on the above suites/tenants, vary in use and peak traffic times. During times when the retail/sales areas are experiencing its heavy traffic, the archery center is experiencing its lowest parking demand. During times when the Archery Center is experiencing its heaviest traffic, the adjacent suites are closed.

Setbacks:
All setbacks meet the zoning ordinance; please refer to the drawings.

Landscaping:
This Major Amendment is not requesting any modifications to the prior approvals from the Major Amendment approved on 10.25.18.

Sidewalks:
All sidewalks as shown in the prior Amendments will be installed per plans.

Signage:
Please reference the manipulated photos of the building’s exterior for signage locations. This shall provide dimensions and intended signage areas. Actual signage may vary slightly from that shown on the photo drawings. All signage will comply with the current Rapid City sign code. No LED reader boards are being requested. The existing pole sign location will remain in its current location and was approved in Phase I.

- Sturgis Rd.
  o The existing pole sign will be utilized. A new face with interior illumination will be provided. Size to be approximately 6’x10’.
- Trail View Dr.
  o One 4x8 rear illuminated sign is intended above the entrance to the self-storage area.
Existing sewer and water taps:
There are 3 existing sewer connections that have been utilized for the development of the new suites. The water service to these suites have been extended from a new 2” water main that was installed in Phase I. The existing water services on site that are not in use have been abandoned.

Fire Safety:
The entire building is fire sprinkled and has an active fire alarm system.

Storm water:
The storm system will not be modified from previous approvals.

Building heights:
The existing building heights have not been altered from the approval of the PCD overlay.

Outdoor lighting:
The existing outdoor lighting in its current layout shall remain in the reuse of this facility. New wall mounted, led lights have been installed per prior approvals.

Misc. Items:
Please refer to the engineered drawings provided by FMG for information related to the following:
- Parking locations – no changes proposed from last Minor Amendment.
- Landscaping plan – no changes proposed from last Minor Amendment.
- Existing and proposed curb cuts – No changes from Approved Minor Amendment.
- Existing and proposed utility services – Existing water services have been abandoned.
- Existing lot lines – No changes from prior Major Amendment approvals.
- Final existing and new grading contours – No changes from approved Minor Amendment.

Serving as the Agent of this application, Scull Construction has provided a thorough and detailed analysis of the subject property regarding its current state, and how to collectively work with the Planning Department to provide an appropriate redevelopment and reuse plan. If you desire further description or conversation regarding any of the proposed uses or exceptions, we welcome your input and the opportunity to clarify or provide further detail.

Feel free to contact the undersigned at any time.

Sincerely,

Scott M. Edwards