Case No. 19UR017

**Legal Description:**

The balance of Lot 2 of the NW1/4 of the SW1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Dear Review Engineer,

Please find the attached application and supporting documentation to satisfy the City of Rapid City’s requirements for Major Amendment to the Conditional Use Permit.

Project Background:
The Cathedral of Our Lady of Perpetual Help is proposing to add an 11,853 square foot addition onto the existing facility. The proposed addition essentially relocates the existing kitchen and parish hall from the current basement to the first floor and incorporates new accessible restrooms. As part of the project, portions of the existing basement will be renovated to accommodate expanded meeting rooms along with upgrading the existing restrooms. In parallel to this project but outside of this project, the Diocese of Rapid City will be relocating to the downtown area, therefore vacating and tearing down the existing diocesan buildings just west of the cathedral. The removal of these building will allow the cathedral to expand the parking from its current count.

Property Setback:
We are requesting the following exceptions to code
1. Allow setback to be reduced from 35’ to 31.5’ from the north property line.
   a. In relocating the existing Baptistry to the north side of the building, the precast “fingers” of the Baptistry will be located 34.29’ from the property and 35.87’ to the exterior wall.
   b. In review of the existing facility, the existing bell tower is currently located within the setback at 33.49’ and asks that this be treated as legal nonconforming.

Sidewalk:
We are requesting an exception to the sidewalk requirement along the north property line. This project will be extending the sidewalk from its current location approximately 150’ to the west, and incorporating two cross walks at the intersection of Oakland Street and 6th Street, where Oakland Street currently has a sidewalk along the north side of the street. The grade elevations at the northwest corner of the site have a 9’ difference from property line to the street curb, and continue for the rest of Oakland and Tower Drive.

Parking Requirements:
The existing site currently has 157 stalls on site and 37 stalls within the north and south ROW for a total of 194 stalls. The new design will result in a total of 259 stalls including six stalls within the ROW on the south property line. We have eliminated those on the north ROW and eliminated one on the south ROW, the remaining six are outside of the site triangle to the approach entrance. Based on the calculation using the length of pews, with occupancy of 1,182 at .25 stalls per occupant, we are required to have 296 parking stalls. The occupancy is not being changed by the proposed design. The owner also owns and utilizes the Saint Thomas
More and the former Our Lady of Perpetual Help Elementary School parking lots, across 5th Street. We are requesting an exception for 37 parking stalls. Official variance request will be made to the City Council.

Parking Isles:
After removal of the existing diocesan buildings, we will be incorporating additional new parking as shown on site plan. Due to location of existing property line, buildings, and sidewalks, we are requesting an exception to allow reduced driveway widths of 24.5 and 25' only where shown on the site plan.

Building Height:
No change requested.

Lot Coverage:
No change requested.

Landscaping:
Landscaping meets or exceeds the requirements.

Site Lighting:
No change requested. Site lighting cut sheets attached.

Signage:
No change to existing signage requested.