Case No. 16PD036

Legal Description:

Lot A less Lot H1 of Cleary Subdivision, located in Section 26, T1N, R7E, BHM, Rapid City, South Dakota
Rapid City Community Planning & Development Services
Operational Plan 2016-1555 Catron Blvd Rapid City SD
Rushmore CrossFit

**Goals and Outcomes**

- Rushmore CrossFit LLC is a locally-owned business affiliated with CrossFit®. This affiliation requires Rushmore CrossFit to maintain standards of quality and services provided to clients and the community.

- Our goal and outcomes focus on providing classes and fitness training for clients that provide constantly varied, functional movements executed at a high intensity for better health and wellness. We provide this service in a positive and community focused environment promoting teamwork and support for each other.

**Owners and Staff**

Rushmore CrossFit LLC is a locally owned business with two owners and 7 trainers invested in the community and Rapid City. Owners and staff are certified and trained according to standards set by CrossFit®.

**Client/Market**

- Rushmore CrossFit currently serves approximately 110 members ranging in age from high-school students to Mid-fifties and includes options for CrossFit Kids® for ages 4-13.
- Current members come from varying backgrounds of fitness levels, professions and recreational interests. Members attend classes and events allowing them to pursue and meet fitness and health goals from the fitness novice to high-performing athletes.

**Services Provided**

- Class sessions are provided in a one-hour format with a certified/licensed coach supervising clients as they warm-up, complete a programmed workout and end with a cool down. Class participants utilize functional body movements, free weights and other equipment for class and training.
- Rushmore CrossFit clients obtain memberships and complete a course before attending classes to learn basics and safety information.
- Rushmore CrossFit hopes to provide future services such as Yoga, Rowing Classes and Personal Training for both members and non-members.
- Residents of the Edinborough, South Hill, and Wellington Heights subdivisions will be offered a discounted membership rate if they wish to become members at Rushmore CrossFit

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Scope of Operations

Hours of Operation: Monday through Friday classes-5:30 AM, 8:30 AM, 12:00PM, 4:30 PM, 5:30 PM, 6:30 PM, Saturday and Sunday 9am-11am.

Class times may be added or changed based on business needs, but will stay within the range of 5:00am-8:00PM. We will only have the garage door opened between the hours of 8am-8pm. In warmer weather we do occasionally run outside, but we will keep runners on the property.

Our 5:30 AM class is our smallest class, and only averages 4 members in attendance, and one certified trainer. Other classes average 10 members with one certified trainer. Our class registration is capped at 15 per class. With class averages our parking needs will never exceed our available off street parking.

Our goal is to benefit the neighborhood, and become a member in good standing with the community.
Parking Plan
1555 Catron Boulevard, Rapid City SD

The building at 1555 Catron Boulevard in Rapid City has a footprint of 3,960 square feet. Then entire 3,960 square feet will be used for Rushmore CrossFit, a fitness facility.

According to the Rapid City parking regulations sports club/health spas require 7 parking spaces per 1,000 square feet.

Sports club/health spa = 3,960 sq. ft/ 1000 = 3.96 x 7 = 27.72 = 28

There are 30 parking spaces available at this location and 28 spaces are required based on the calculations above.

Parking for Persons with Disabilities
According to Rapid City parking regulations, parking lots within 25-50 parking spaces require a total of 2 parking spaces that are accessible for persons with disabilities. The parking lot at this location has 2 spaces that are accessible for persons with disabilities. One space is "van" accessible.

The typical parking space shall measure 9' x 18' with a 26' wide accessible. Please note that the parking on the western boundary of the parking lot shall measure 9' x 16' with a 2' overhang.
Landscaping Plan 1555 Catron Boulevard Rapid City SD

The size of the property at 1555 Catron Boulevard is 2.17 acres or 94,525 square feet. The office building on this lot is 60’ x 66’ covering 3,960 square feet. The remainder of the property is covered in grass.

Landscaping regulations for the city of Rapid City require 1 point of landscaping for each square foot of developed land not covered by a building.

94,525 - 3,960 = 90,565 total points of landscaping required.

<table>
<thead>
<tr>
<th>Landscape Material Points Table</th>
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<tbody>
<tr>
<td>Large Trees</td>
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<tr>
<td>Medium Trees</td>
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<tr>
<td>Small Trees</td>
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<tr>
<td>Opaque Hedge</td>
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<tr>
<td>Shrubs</td>
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<tr>
<td>Ground Cover</td>
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<td>Grass</td>
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The property at this location has 68,748 square feet of grass or 7638.6 square yards which equals 76,386 landscaping points. The property also has 6 spruce trees with a mature height of at least 20’ which equals 12,000 landscaping points. The grand total of landscaping points at this property is 88,386 which means that Rapid City landscaping regulations require 2,179 points more than this property provides.

The addition of two spruce trees with a mature height of at least 20’ is proposed. Each of these trees will add 2,000 landscaping points bringing the total landscaping points at this property to 92,386 which exceeds the requirements by 1,821 points.

Any landscaping defaults will be remedied to be in compliance with Rapid City landscaping regulations.

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Fencing Plan
1555 Catron Boulevard, Rapid City, SD

In effort to keep the neighborhood's privacy in mind a fence will be installed by May 31, 2017. The fence will be a 6-foot-tall green treated dog eared privacy fence and will be placed according to city planning guidelines.

The existing dumpster will either be replaced by a smaller dumpster and kept within the building, or a 6' opaque screening fence will be placed around the outdoor dumpster.

Sign Plan
1555 Catron Boulevard, Rapid City, SD

The existing Cleary pole sign structure will be reused with the plexi-glass sign being replaced with the “Rushmore CrossFit” logo on both sides, see Sign #1 plan. The building will have acrylic lettering mounted onto building, see Sign #2 plan.

NO SIGNAGE ON PREMISES WILL BE ILLUMINATED

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Rapid City Community Planning & Development Services
Rushmore Crossfit Sign - Not illuminated
Existing Structure - Height from ground to top of sign - 15'
Dimensions of sign 10' wide, 4' tall
Sign Materials - Steel pole, steel and aluminum sign
Acrylic Lettering
Dimensions of entire lettering - 51"h x 170" long
Sign Materials - Acrylic letters off set mounted onto building
Sign will not be illuminated