Case No. 17PD038

Legal Description:

Lots 1 thru 9, Lot 10A and the E1/2 and W1/2 of vacated Canal Street, all of Block 5 of Lampert's Addition No. 2, located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
July 13, 2017 (Amended August 2, 2017)

Dale Tech, PE/LS – Acting Director
Community Planning & Development Services
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Final Planned Development – 17PD003
The Gap Rapid City – 405 Canal Street

Dale:

On behalf of Dr. Robert W. Lemley, Managing Member of Landstrom’s Gold Creations, LLC and owner of the above referenced property we are submitting an application for a Major Amendment for Phase II of 17PD003. The owner’s development schedule has advanced and the purpose of this application is to allow the owner to proceed with development of tenant spaces for Phase II. The purpose of this Major Amendment request is to secure the full/final site parking reduction. Future amendments will be required to address on-sale for the proposed restaurant and micro-brewery.

As previously identified in the original PD application, this development will bring forward a blend of commercial uses that are well suited to this location including food and beverage services with beer and wine sales, retail and office. The location off Cross Street and between West Main and Omaha provides easy access for traffic moving in either easterly or westerly directions. A DOT planned traffic signal at the intersection of Omaha Street Cross Street will facilitate access to and from this site. The location is in close proximity to other downtown commercial uses, City park and recreation areas, the bike path, greenway areas, and residences in both the downtown area and west Rapid.

This application brings forward Phase II development for repurposing of the previous Landstrom’s Jewelry (which included manufacturing and retail sales). Phase I was approved on February 23, 2017. The fully developed site will have mixed commercial uses, including a building addition for a coffee shop with drive thru and restaurant with an outdoor dining area, a brewery and retail space on the main floor and office space on the second floor. The lower level will be utilized for storage.

The proposed occupancies remain unchanged from the original submittal – with Phase I including an addition for the coffee shop, drive thru, restaurant, outdoor dining/seating
area, and retail space on the main floor; office space on the second floor; storage on the lower level; the associated common areas (restrooms, etc.); portions of landscaping and public sidewalk extension. Phase II includes the microbrewery, additional office and retail space on the main level; office space on the second floor, additional common and storage areas, the balance of landscape improvements and extension of public sidewalk.

Phase I is intended to develop during 2017-2018. Portions of Phase II such as the brewery are likely to develop during 2017, while others would follow in 2018 or 2019.

The existing site is almost 100% hard surfaced and accommodated extensive parking which was associated with the prior manufacturing use. The proposed site plan includes reconfiguration of the parking such that it will achieve the following five objectives:

1. Better serve the proposed uses
2. Allow for landscaping improvements
3. Allow for implementation of stormwater quality features where possible
4. Provide handicap accessible access/walkway to the building
5. Extend public sidewalk along the adjoining streets

As is often the case with redevelopment of commercial or industrial buildings and sites that have been in use for nearly a century, matching new uses with current development requirements presents certain difficulties in achieving full compliance.

For Phase II we are requesting that 46 parking spaces be allowed in lieu of 53 spaces (a difference of 1 required parking space from the previous submittal for Phase 1) and for the full site development that the overall parking of 116 spaces be allowed in lieu of 175 (matching the Phase I reduction for overall site development). We believe the reduction in parking to be reasonable based on:

1. The mixed uses within the building will mean that those using the office and/or retail spaces will likely represent a portion of the patrons of the food and beverage services.
2. No future development or parking needs are anticipated in the greenway (flood hazard) areas to the north and west.
3. The property is in close proximity to the bike path and it is anticipated that many of the food and beverage service patrons would be foot and/or bike traffic.
4. The outdoor seating area (1,700 sf = 19 parking spaces) would only be in use during clement weather or roughly 50% of the time.
5. The office and retail spaces would typically be closed or limited during evening and some of the weekend hours which would be times of higher use and occupancy for the restaurant and brewery.