

Case No. 18RZ002

**Legal Description:**

Lots 28 thru 32 and the S1/2 of vacated alley adjacent to said lots of Block 3 of Denmans Addition, all located in Section 6, T1N, R8E, BHM, Rapid City, South Dakota

## 2. Legal Description

January 12, 2018

### Re: Proposed SDSM&T Foundation and Alumni Center Rezoning

**Existing Legal Description:** The existing property consists of three (3) contiguous parcels owned by the South Dakota School of Mines and Technology Foundation:

1. 324 E Kansas City; LOTS: 28-29; S1/2VAC ALLEY ADJ TO SAID LOTS; BLOCK: 3; SUBDIVISION: DENMANS; SECTION: 06; TOWNSHIP: 1N; RANGE: 08E; ACRES: 0.17
2. 615 Birch Ave; S1/2 OF LOT 30-32; BLOCK: 3; SUBDIVISION: DENMANS; SECTION: 06; TOWNSHIP: 1N; RANGE: 08E; ACRES: 0.12
3. 615 Birch Ave; S1/2 OF LOT 30-32; BLOCK: 3; SUBDIVISION: DENMANS; SECTION: 06; TOWNSHIP: 1N; RANGE: 08E; ACRES: 0.12

**Legal Address:** 324 E. Kansas City Street

*A consolidated plat is currently being completed for the above mentioned properties and the legal description will be revised as soon as the plat is completed.*

**Project:** The proposed project is to develop the properties into a joint business and assembly center for the SD Mines Foundation and Alumni Association. Currently the SD Mines Foundation is located at 306 St. Joseph St. and the Alumni Association is housed on campus at the Surbeck Building. SD Mines Foundation is looking to relocate closer to campus to promote greater visibility and strengthen the Alumni's ties to the campus. The current properties have three (3) aged structures that have been serving as rentals for students. The structures are a remaining hold over from when the block was primarily low density residential. Over the past couple years as campus has expanded west towards the city the adjacent properties have been developed into mid-rise high density residential (Rocker Square 1 & 2) and the Newman Center. Both are campus supported occupancies. Being on the edge of campus, adjacent to the former alley now serving as a student pedestrian access way to the new high density student housing facilities, this site is an appropriate location to be fully utilized for student services and acting as a gateway / visitor's center for alumni returning to campus. (Exhibit A1, A2, and B)

**Zoning / Occupancy:** Currently zoned High Density Residential (HDR); Proposed changing zoning to Urban Commercial upon approval and adoption by the City of Rapid City. *The Planned Development Overlay is being submitted under the future proposed Urban Commercial rezoning requirements which have not yet been approved or adopted. The schedule for the adoption is approximately at the same time as our rezoning request would be completed. If it is not passed, the rezone would be to Office Commercial with requested exceptions as outlined in the Planned Development Overlay application and based on meeting the Urban Commercial requirements. The Office Commercial designation would be revised to Urban Commercial once that zoning has passed.* (Exhibit A1 and B)

We appreciate your consideration and look forward to any further questions you may have.

Sincerely,



TSP  
Robert Morcom, PE  
Principal

Cc Jenn Johnson, AIA  
Joel Kincart, SDSMT Foundation