Case No. 18PD002

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, R7E, BHM, Rapid City, South Dakota
2. Written Description of Proposed Use

January 12, 2018

Re: Proposed SDSM&T Foundation and Alumni Center Rezoning
And Planned Development Overlay

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).

Refer to the attached Exhibit A1 - Vicinity Map and A2 Aerial Photo, the property in question is the last parcels on the block that have not been redeveloped in the past couple years requiring Planned Development approvals. The proposed structure will be complementary with the adjacent Newman Center in height and scale while also being representational of the adjacent SD Mines campus facilities that it is intended to support.

1. Business Occupancy (6000 square feet). This square footage is split between two levels and between the SD Mines Foundation and SD Mines Alumni Association. The intended hours of operation are standard business hours 8:00 a.m. to 5:00 p.m. Monday
through Friday. The Facility will have a core of staff that occupies the offices during these hours but also many staff that are transitory spending much of the day out of office meeting with various campus, city, and business representatives. Professional offices are an approved conditional use per 17.14.030.

2. Assembly Occupancy (2500 square feet). The square footage includes the entrance/general gathering area and larger conference room occupying the first floor and opening out towards the campus / Surbeck Center. The use is not approved under the current zoning and will require an application for Re-zoning to be submitted.

Storm Drainage and Grading Plan: The storm drainage and grading plan is shown on Exhibit F. The Erosion and Sediment Control Plan is shown on Exhibit L. Details sheets for these plans have also been prepared, but not included in the submittal. In addition, we have included the Civil Engineering Report containing the Storm water and drainage plan calculations in the Exhibit M CD. A hard copy of this report is available upon request.

Drainage Easements/Maintenance Agreements: The Newman Center is located west of the site. The SDSMT Foundation has acquired a drainage and maintenance agreement with the Newman Center to use a shared detention facility located on the Newman Center property. The Foundation has agreed to maintain the operation of the detention facility. A copy of this agreement is attached. Flood plain development permit is not applicable (See Exhibit G).

Water and Sanitary Sewer Mains: The existing and proposed water and sanitary sewer mains and services are shown in Exhibit C.

Off-street Parking: Off street parking located on the West side of the building will have 14 spaces including 1 handicap space as shown on Exhibit C. Please review the landscape plan Exhibit D for the removal of the nonconforming parking on the south side of the facility that will be replaced with green space conforming to the Urban Commercial requirements. This will add 3 parallel parking spots on Kansas City Street.

Height: The building will be two stories, with the lower level west half set into the grade (See Exhibit I).

Setback: Per the current zoning we are required to have a setback of 25' from both Kansas City and Birch Streets. Utilizing the site for the proposed use while also maximizing the site to provide off-street parking we are requesting consideration to reduce the setback from 25' on Kansas City Street to 20' and from 25' on Birch Street to 9'. The west side of the parking lot wall is on the lot line and we have a maintenance agreement with the Newman Center for the wall and detention pond construction (See Exhibit G).

In lieu of the current zoning we plan to use the Urban Commercial (UC) setback requirements. This is a zero setback from the front property line with a maximum of 10 feet. Using this requirement we currently have a 20.07 setback along Kansas City Street, but would propose using the exception provided in 17.66.050 C indicating public space can be provided in the 10' area on the north side of the sidewalk. Along Birch Street we are only setback 9.67 feet which meets the UC requirements (See Exhibit C and Exhibit D).

Maximum Lot Coverage: The permitted maximum net building coverage in this zoning district is 30%. Our site is comprised of an existing 17,442 square feet. We are requesting to increase this coverage. Our building footprint, including the mechanical room which is structured to be useable on-grade space for the upper level is 5,919 square feet which is 34% coverage.

The maximum lot coverage under the Urban Commercial zoning is 90 percent. The lot size is .41 acres or 17,442 sf. Our building footprint including the mechanical room is 5,919 sf. This gives a lot coverage of 34% which is under the maximum coverage of 90 percent. The green space is
approximately 13% of the lot, not including the area outside of the property line within the boulevard (See Exhibit E).

Developmental Standards:

A. Pedestrian Oriented Development

1. Ground Floor Windows- At this site there are two street frontages, with Kansas City St. being the highest classification to the Rapid City Major Street Plan and Birch Street being the main access to the front door of the building. The Urban Commercial requirements look at 45% of ground floor windows measured between 2 and 8 feet in height above the finish grade along the street with the highest classification. The grade along Kansas City Street slopes to the east and the building first floor is set back into the grade. Because of the slope we have 34% of the south side with glass. On the Birch Street main entrance we have 45% glass. Because of the site orientation we request an exception to meeting the 45% requirement on the south side (See Exhibit I).

2. Building Face Variation- The setback or materials of street-facing building façade vary substantially every 50 feet on both street frontages and meet this standard.

3. Location of the Main Entrance – The main entrance faces Birch Street and meets the developmental standard (See Exhibit I).

4. Other Pedestrian Elements – The Urban Commercial zoning requires two additional pedestrian elements on the primary building frontage or front yard. Of those elements we are providing the following(See Exhibit D):
   i. One bike rack along Kansas City Street and one along Birch Street
   ii. One secured bench along Kansas City Street and one on Birch with entrance to north outdoor plaza of the building.
   iii. Four street trees along Kansas City Street

B. Parking: Please refer to the total calculations below. Due to current zoning requiring off-site parking the calculations are shown below in Paragraph 1; in lieu of this we would like to use the Urban Commercial requirement outlined in Paragraph 2:

1. We are providing 14 on-site spaces. By the current code we are required to provide 37 code required spaces for Business, 62 for the Banquet/Assembly, and 1 for the Storage occupancies for a total of 100. We anticipate a daytime parking total of 34 spaces. (See Exhibit H). Due to constraints on the site we cannot support the number of off-street parking spaces with the property boundary of our site and are requesting a reduction to the 14 we can provide on-site with the following plan of operation. We still feel confident that our on-site parking will meet the day to day need for the facility. The Business Occupancy hours are anticipated to be during the day (8:00 a.m. - 5:00 p.m.) and the Assembly Occupancies are anticipated to be utilized for evening and weekend uses. The designed furniture count provides for a maximum 22 staff on a daily basis. This includes seats utilized by student interns and staff that are regularly out of the office.

Adjacent to the property on Kansas City are non-conforming parking spaces that have historically been utilized by tenants of this property. We are planning on taking the non-conforming parking away and replacing with green space so as to provide parallel parking in that section of the street. Addressing the Assembly Occupancy, the SD Mines Foundation is cooperating with SDSMT to provide off-street parking in the adjacent Surbeck Center Parking lot since those events at the Foundation do not coincide with the current parking uses for the Surbeck Center lot. Please reference the attached letter from the Director of the SD Mines Facility Department (See Exhibit F). The Foundation also has a working agreement with the Newman Center to allow the Foundation to use their parking lot during the daytime when the
Newman Center does not have the demand. The Foundation is in the process of acquiring the Fresh Start Property north of Surbeck Center which will provide additional off-site parking for the foundation.

**Parking**

**City of Rapid City Building Code**

**PARKING REQUIREMENTS TABLE 17.50.270**

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>#PER 1000 SF GFA</th>
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<tr>
<td>ASSEMBLY/BANQUET HALL</td>
<td>25</td>
</tr>
<tr>
<td>OFFICE</td>
<td>5</td>
</tr>
<tr>
<td>OFFICE (OPEN/COMMON)</td>
<td>8</td>
</tr>
<tr>
<td>WAREHOUSE/STORAGE</td>
<td>.25</td>
</tr>
<tr>
<td>TOILETS</td>
<td>5</td>
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</tbody>
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**CALCULATIONS**

<table>
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<tr>
<th>#PER 1000 SF GFA</th>
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<tr>
<td>BANQUET</td>
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<td>TOILETS</td>
<td>5</td>
<td>489 SF</td>
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</tbody>
</table>

| SECOND FLOOR     |      |         |
| OFFICE           | 5    | 1935 SF | 9.68 (Daytime) |
| OPEN OFFICE      | 8    | 2090 SF | 16.72 (Daytime) |
| STORAGE          | .25  | 203 SF  | .05   |
| TOILETS          | 5    | 192 SF  | .96   |

**TOTAL**

DAYTIME PARKING TOTAL: 100 SPACES

34 DAYTIME

2. In lieu of the current parking requirements, we plan to comply with the Urban Commercial Requirements. Under the Urban Commercial we would need 21 total spaces for parking (See Exhibit H). We can provide 14 of those spaces on the west side of the building. We currently have non-conforming parking on the south side of the building and plan on eliminating that parking resulting in and additional 3 parallel parking spaces along Kansas City Street. On the east side on Birch Street we would have 5 parallel parking spaces for a total of 22 spaces which meet the requirement. We also plan on putting in 2 bike racks, one along Kansas City Street and one on Birch which will reduce the total required to 19 spaces. A parking study through SDSMT is not required under the Urban Commercial Zoning since the requirements can be met; however we have attached a letter from SDSMT providing additional off-street parking in the Surbeck Parking lot (See Exhibit K). The Foundation is in the process of acquiring the Fresh Start Property north of Surbeck Center which will provide additional off street parking for the foundation. The Foundation also has a working agreement with the Newman Center to allow the Foundation to use their parking lot during the daytime when the Newman Center does not have the demand (See Exhibit H).
Parking
Urban Commercial

SECTION 17.66.060 DEVELOPMENT STANDARDS, LINE B PARKING
NEW CONSTRUCTION – 2 SPACES PER 1000 SFGA

1ST FLOOR SPACE
5,999 SF  12 SPACES

2ND FLOOR SPACE
4,420 SF  8.84 SPACES

TOTAL  21 SPACES

We will also be providing two bike racks which will reduce the parking requirement by 2 to 19 spaces.

C. Landscaping:

1. Please reference the attached Exhibit D for Landscape Points. We are meeting and exceeding the required points per our developable area for either Office Commercial or Urban Commercial Zoning.

D. Signage:

1. The final signage of the building is still being developed, but will be in compliance with Section 17.50.080. It will resemble the image in attached exterior rendering Exhibit J.

E. Screening:

1. The dumpster is located at the NW corner of the upper level next to the building and is screened on all sides either by fence, wall, or building.

F. Storage:

1. There are no outdoor storage areas.

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

Sincerely,

[Signature]

TSP
Robert Morcom, PE
Principal

Cc Jenn Johnson, AIA
RECEIVED
JAN 12 2018
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

Exhibit I
**OFFICE COMMERCIAL PARKING REQUIREMENTS**

TAKEN FROM TABLE 17.50.270 (CITY OF RAPID CITY PARKING REQ)
- **ASSEMBLY/BANQUET HALL**: 25 PER 1000 SF/GFA
- **OFFICE**: 5 PER 1000 SF/GFA
- **OFFICE (OPEN, COMMON)**: 8 PER 1000 SF/GFA
- **WAREHOUSE/STORAGE**: 23 PER 1000 SF/GFA
- **TOILETS**: 5 PER 1000 SF/GFA

**1ST FLOOR SPACE**
- **BANQUET HALL**: 2488 SF, 82.2 SPACES
- **OFFICE**: 1604 SF, 8.02 SPACES (DAYTIME)
- **STORAGE**: 1418 SF, 35 SPACES
- **TOILETS**: 480 SF, 2.45 SPACES

**2ND FLOOR SPACE**
- **OFFICE**: 1935 SF, 9.675 SPACES (DAYTIME)
- **OPEN OFFICE**: 2930 SF, 15.72 SPACES (DAYTIME)
- **STORAGE**: 210 SF, 0.56 SPACES
- **TOILETS**: 192 SF, 0.56 SPACES

**TOTAL**: 100 SPACES

**DAYTIME PARKING TOTAL**: 34 SPACES

**URBAN COMMERCIAL PARKING REQUIREMENTS**

SECTION 17.66.000 DEVELOPMENT STANDARDS, LINE B. PARKING

**NEW CONSTRUCTION**: 2 PER 1000 SF/GFA

**1ST FLOOR SPACE**
- **5,999 SF**: 11.998 SPACES

**2ND FLOOR SPACE**
- **4,420 SF**: 8.84 SPACES

**TOTAL**: 21 SPACES

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**RECEIVED**

**JAN 12 2018**

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

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Exhibit H