

Concerns for Rezoning the former Crouch Line Railroad Depot and current Hooky Jacks Building.

THE REASON FOR REQUESTING REZONING IS: what I believe to be the unreasonable stipulations that have been imposed on the Hooky Jack's Building regarding business open hours.

The Hooky Jacks building is one of the oldest buildings in Rapid City. It should have been included in the Central Business District, which was created in the mid 1930's. The building has no area for off street parking and no land can be purchased nearby to accommodate parking. Original zoning should have forced this property into the Central Business District.

The building requires a variance to be open no matter what type of use. Therefore, in order to use the building for a retail store, furniture store, restaurant or condominiums a different variance for each of these uses would have to be obtained. This process will take months on each variance needed. The building can only have one variance for use at a time. Dealing with a possible tenant is very difficult when the first concern is: "can the building be used for the intended business?"

Owners of this property have been unable to get needed variances for this building due to lack of parking concerns. However, no increased parking in the immediate area is forecasted. Ideally, the downtown area will see more public parking constructed and parking will someday not be a concern, but as the owners of this property, we can't afford to wait and respectfully request that the on site parking requirement is waived by allowing our building into the Central Business District.

Concerns of Staff

Staff does not recommend approval for a number of reasons. It is spot zoning and not contiguous to any other Central Business property. Additionally, staff comments that the "proposed change appears to be an attempt to avoid the requirement to provide off-street parking to adequately support the existing business and/or expansions to the business." I would point out that staff's comments are 100% accurate. Indeed if we or any future owners of this property are going to be able to re-open the property as a going viable business concern we need to be able to be open for daytime business, not just night. Accordingly, we need to have the parking requirement waived.

Staff makes the comment that rezoning the property will adversely affect this area of the City. 1) One wonders how a closed building affects a City. It certainly doesn't benefit the downtown area and subsequent efforts to improve the downtown district. 2) Certainly when the City of RC excluded this historic building from the Central Business District it had an adverse affect on the property, limiting its future business use.

As a city goal, the revitalization of downtown is a priority. Please help us to be able to use our building as a viable business by rezoning the property to the Central Business District.

Thank you for your time and consideration!

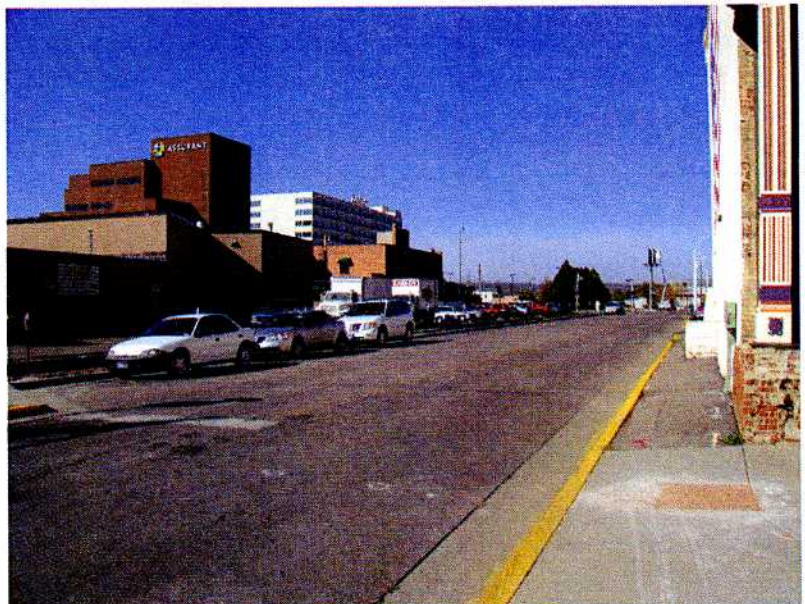


**10:30 am, Oct 3.
Looking North on 7th St.
3 of 37 parking spots on 7th St used.**



**10:30 am, Oct 3.
7th St in front of
Hooky Jacks**

**10:30 am, Oct 3.
Looking West on Apolda St.**



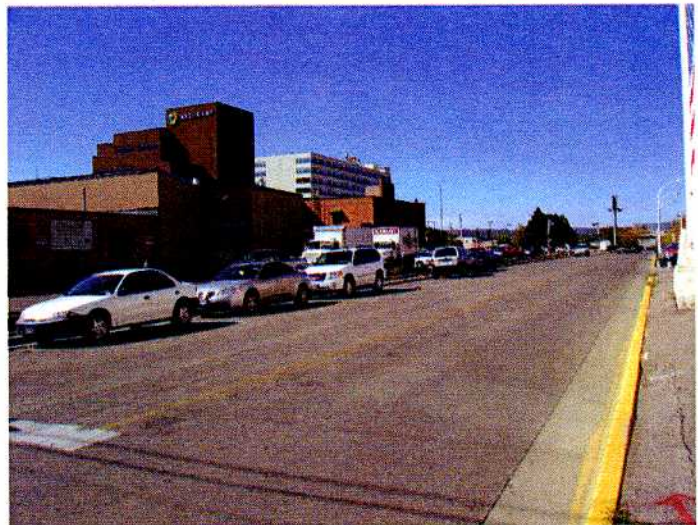


**12:00 noon, Oct 3.
Looking North on 7th St.
17 of 37 parking spots on 7th St used.**



**12:00 noon, Oct 3.
7th St in front of
Hooky Jacks**

**12:00 noon, Oct 3.
Looking West on Apolda St.**





**3:00 pm, Oct 3.
Looking North on 7th St.
10 of 37 parking spots on 7th St used.**



**3:00 pm, Oct 3.
7th St in front of
Hooky Jacks**

**3:00 pm, Oct 3.
Looking West on Apolda St.**



07RZ065

Pennington County - Rapid City GIS

