



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Planning & Development Services

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MEMORANDUM

TO: Legal and Finance Committee
FROM: Patsy Horton, Division Manager
Long Range Planning Division
DATE: March 10, 2014
RE: 12PD018 – President’s Plaza Planned Commercial Development

On May 24, 2012, the Planning Commission approved an Initial and Final Commercial Development Plan for President’s Plaza, located on Tract A of Block 95 in the Original Town of Rapid City located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, and zoned Central Business District. The Central Business District does not require any off street parking, as specified in Section 17.16.070.

The chart listed below includes both the required parking calculation as determined by the square footage/residential units of the various uses within the proposed President’s Plaza, as if the proposed structure were located in a zoning district other than the Central Business District.

Parking requirements Outside of the Central Business Zoning District			
Proposed Land Use	Gross Square Foot Floor Area	Parking Requirement	Parking spaces required
Office	41,078	5 per 1,000 SF	206
Retail/Restaurant*	15,735		
Retail		5 per 1,000 SF	79
Restaurant		11 per 1,000 SF	174
Residential	28 units	1.5 per unit	42
Hotel	102 keys	1 per room	102
			429 - 524

*The allocation of retail/restaurant space is determined once the site develops. The minimum parking spaces required for this development outside the Central Business District is 429 stalls and could increase up to 524 stalls, depending on the amount of restaurant space allocated.

This development proposal will also generate approximately 246 to 429 peak hour trips (trips generated between 4:30 – 5:30 p.m.), with an average daily traffic total of 2,700 to 4,800 vehicle trips per day, with the difference generated from the amount of retail use versus restaurant use. Developments generating more than 100 peak hour trips generally require a traffic impact study, based in the Infrastructure Design Criteria Manual, Section 2.17.1(2).



EQUAL OPPORTUNITY EMPLOYER