

Knights, LLC  
2834 Jackson Blvd., Suite202  
Rapid City, SD 57702

Major Amendment  
910 5th Street  
Rapid City, SD 57701

### **DESCRIPTION OF REQUEST**

We are requesting this amendment to reduce the required parking spaces at 910 5th Street from 37 to 33. The site plan approved with the Initial and Final PCD identified 37 parking spaces.

Upon construction of the site, we were able to physically construct only 33 parking spaces, including two handicapped spaces, with the required landscaping. As such, we are requesting to reduce the parking requirement from 37 parking spaces to 33 parking spaces.

To make up these four spots, we propose to use a shared lot to the southeast of 910 5th Street. The owners of 910 5th Street hold a joint use agreement for this lot (please see attached). The lot's northwest corner is about 255' from the 910 front door, meaning it has more than four spots within walking distance of the front door. What's more, the entire lot is within 200' of a rear door on 910 5th Street. That will be favored access for tenants in the eastern suite who are most apt to use this lot. The shared lot is not currently striped, but could be striped to hold at least 48 cars based on 9' x 18' stalls and 26' drive aisles.

Currently, Catholic Social Services rents the adjoining building at 918 5th Street. This building is approximately 4,800 sqft. of office use. Using 'Office' classification, they need 25 spaces ( 5spaces/1000 sqft office X 4,800 sqft = 24 spaces). This leaves 24 spaces (48-24) available for the subject property to claim. We hope that the City agrees with our assessment that use of the shared parking lot will more than satisfy the need created by the inability of the existing 910 5<sup>th</sup> Street lot dimensions to hold 37 spaces with the required landscaping.