

Cathedral

OF OUR LADY OF PERPETUAL HELP

May 7, 2012

To: Rapid City Planning Commission
300 6th Street
Rapid City, SD 57701

RECEIVED

MAY 14 2012

From: Father Mike Mulloy
Our Lady of Perpetual Help - Cathedral

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Re: Letter of Intent
Planned Development Overlay
XXX Kansas City Street
Lots 17-27 of Block 3 of Denman's Addition

Attached is our Initial and Final Planned Development Application.

The Newman Center will be owned and operated by the Cathedral of Our Lady of Perpetual Help. The facility is located immediately west of South Dakota School of Mines and Technology. The facility will be used as a gathering place for college students. There will be a chapel in the facility for the celebration of Mass and other prayer experiences. There will also be social areas that will be used by Catholic and non-Catholic students for a variety of meetings; educational, social, study groups, etc. The normal operating hours of the Newman Center will be late morning through the evening hours. There will be an apartment in the facility with one or two residents who will oversee that facility use and monitor security. Sunday evening will be the heaviest use time with Mass and a meal for students who want to attend. This has been in the range of 40-60 students. Most students will walk or bike to the facility.

This facility will be a 11,476 sqft on two levels. The upper level contains the Chapel, two offices, restrooms and an apartment. The lower level contains 2 study rooms, gathering space with kitchen, restrooms and storage space.

We are submitting this Initial and Planned Development because we feel the site can be better utilized for entire community - our students, our neighbors and the school itself - if we are allowed to make the following adjustments to the existing codes for a church facility in HDR zoning.

1. Reduce front yard setbacks along Elm Ave. and E. Kansas City from 35 feet to 20 feet

2. Reduce the number of required parking spaces from 32 spaces to 26 spaces (less than a 20% reduction)

We feel the above adjustments to the HDR requirements are appropriate given the dynamic changes taking place at this block. The approved seven story student housing buildings across the alley to the north establishes a height and massing that far exceeds our requested adjustments.

Precedence has been established in this Campus neighborhood by the reduced setbacks granted to the multi-story residence buildings being constructed immediately to the north of the Newman Center.

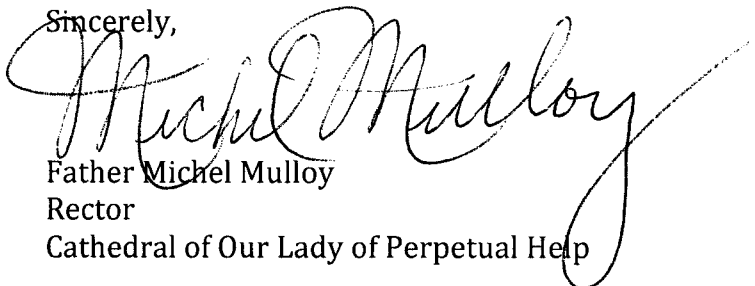
Our facility is a single story structure with a walk-out lower level. The peak of the chapel roof is approximately 38' above the main south entry grade. The building footprint is 5,738 sqft. We feel the setback reduction is appropriate given the substantially changed character of the area. We feel the parking reduction is appropriate given that most students will walk or bike from SDSM&T.

Additional justifications for reducing street setback include:

- The Kansas City Street Right of Way is 100', which is far greater than normal for a street of this type. Therefore, distance from back of curb to the proposed building face will be about 40'.
- A reduced setback for the Newman Center provides additional separation from the multi story residence buildings being constructed to the north.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, reading "Michel Mulloy". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Father Michel Mulloy

Rector

Cathedral of Our Lady of Perpetual Help