

## 42ND STREET DESIGN STUDIO

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### LETTER OF INTENT

To: Community Planning and Development Services

From: Michael Stanley, PLA  
 42nd Street Design Studio  
 522 7<sup>th</sup> Street, Suite 216B  
 Rapid City, SD 57701

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DEC 12 2013

Project: 2202 Rushmore Road Planned Development

Date: December 10, 2013

**RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES**

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#### LEGAL DESCRIPTION

- Parcel 1  
 Lot 1-3, Block 1, Rainbow Addition, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
- Parcel 2  
 Lot 4-5, Block 1, Rainbow Addition, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
- Parcel 3  
 N90ft of Lots 15-16, Block 16, South Boulevard Subdivision, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
- Parcel 4  
 S50ft of Lots 15-16, Block 16, South Boulevard Subdivision, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

#### DEVELOPMENT SUMMARY

This planned development is being created for the renewal of the property's liquor license. The property has four lots, see legal description above, existing parking, landscaping, signage, and two structures. Structure one is located on the south portion of the property, it measures 4,080 sq.ft., has two floors and a mezzanine. The building's use is planned as storage. The second structure is located north of structure one. This structure has two floors each measuring 2,875 sq.ft. The basement has historically been a bar; this use will remain. The upper floor will be used for storage.

This Planned development is requesting renewal of the liquor license, to allow 6,955 sq.ft. of storage in lieu of a maximum of 5,000 sq.ft. in General Commercial, and a reduction of parking to 25 stalls. The balance of the property will be in storage; when the use(s) change in any of the existing structures, a Major Amendment to the Planned Development will be submitted.

Currently, the landowners have a parking agreement for 6 stalls with the landowner, Urban Spaces, LLC. immediately to the west. In addition, structure two has on-street parking located directly north of the lower level entrance on Florman Street.

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 2202 RUSHMORE ROAD PLANNED DEVELOPMENT

### Property's Proposed Parking Breakdown:

Building 1	Floor	Use	Sq.ft.	Parking Req'
	Basement	Storage	1,590	.40 (0.25/1000sq.ft.)
	1 <sup>st</sup> Floor	Storage	1,590	.40 (0.25/1000sq.ft.)
	Mezzanine	Storage	900	.23 (0.25/1000sq.ft.)
<b>Subtotal</b>			<b>4,080</b>	<b>1.02 Stalls</b>
Building 2	Floor	Use	Sq.ft.	Parking Req'
	Basement	Bar	2,875	28.75 (10/1000sq.ft.)
	1 <sup>st</sup> Floor	Storage	2,875	0.72 (0.25/1000sq.ft.)
<b>Subtotal</b>			<b>5,750</b>	<b>29.47</b>
<b>Total Parking Required</b>				<b>30.49 or 31 stalls</b>
<b>Proposed Parking</b>				<b>25 Stalls</b>

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