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RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

42ND STREET DESIGN STUDIO
522 7TH STREET SUITE 214
RAPID CITY, SOUTH DAKOTA 57701
PHONE: 605.393.5491

LETTER OF INTENT

TO: Growth Management and Planning, City of Rapid City
SUBMITTAL DATE: June 13, 2014
PURPOSE: Letter of Intent for Aby's Feed and Seed Redevelopment
PROJECT NO. 11512

Aby's Feed and Seed is a group of agricultural buildings located in downtown Rapid City. This elevator complex has been a part of Rapid City's Skyline for over 50 years. The current owners, in the last few years, have worked to rejuvenate this property and search for tenants that compliment Aby's historic theme and will contribute to downtown Rapid City.

The property is zoned General Commercial, the adjacent zoning district is Central Business District. Currently, there are three main uses taking place on property, (1) a dance studio, (2) an interior design office and retail, and (3) general storage. This planned development proposes to rehabilitate the existing structures, expand the current uses and add another tenant to this mixed-commercial development.

Historic Context

Of the 7 structures that make up the Aby's Feed and Seed complex; 5 buildings are considered historically contributing structures, see the attached plan. The proposed development will plan accordingly to keep and re-use the existing structures as much as possible; embracing a goal of adaptive re-use allows these buildings to remain and be utilized to the full potential, resulting in a very unique property.

Previous Submittal

The Planning Commission, at the April 24th meeting approved an initial PCD for this property with the following exceptions:

- A reduction in parking from a required 42 stalls to 29 stalls
- Allow a maximum of 11,807 sq.ft. of storage in General Commercial in lieu of the maximum 5,000 sq.ft.
- Allow a reduction of the front yard setback from 25' to zero for the existing buildings.

Proposed Final Planned Description

All proposed uses will take place in existing structures, at this time, no new structures are proposed. This development proposes mixing different types of commercial activities on property. Four types of use are proposed in this planned commercial development:

1. A Dance Studio

The dance studio is an existing tenant that is planning to expand their business. Currently, this tenant occupies approximately 2,400 sq.ft. The studio would like to expand into the rest of the building. The expansion would include: an additional dance studio, changing studio, waiting rooms, and an evening dance theater.

2. An Interior Designer Office and Retail

The interior design office is by appointment only and has general merchandise for sale. The interior design office consists of approximately 1410 sq.ft. of office and retail space and 940 sq.ft. of storage/construction area.

3. A Retail Space

The retail space will be the new addition to the Aby's development. This space is planned to occupy a portion of the "Mill" structure. The retail floor space will take approximately 1,389 sq.ft. and 2,025 of storage.

4. General storage.

Use of Permeable Paving Technology

The Owner wishes to incorporate a unique, green parking area. He wishes to use StabilGrid with grass planted in it for the parking area in lieu of pavement. Please refer to the attached cut sheets for a description. Because the parking should be randomized to prevent grass kill, the Owner also requests that the striping be omitted to allow this. An area inlet near the centroid of the courtyard would provide surface water drainage. A clean rock base drainage layer is required under the grid, so the subgrade is sloped towards the area inlet, with weep holes placed appropriately around the top of the area inlet box, wrapped with filter fabric. A rubber-sweep equipped snow removal blade will be needed to prevent damage to the grid.

Enclosed Drawings

As per the Planning Commission Meeting, supplemental information is provided including:

- The proposed property usage
- A proposed landscape plan indicating points and planting areas
- A concept utility master plan
- The signage package
- The proposed lighting plan
- The covenant agreement in cooperation with the Rapid City Fire Department.