

Community Planning & Development Services  
City of Rapid City  
300 6<sup>th</sup> St.  
Rapid City, SD 57702

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JUN 17 2014

RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES

Nummies—The Sandwich Shop James and Jennifer Dettman  
2304 Cruz Dr  
Rapid City, SD 57702

Re: Requesting Major Amendment to allow use of a Sandwich Shop at 201 Main St.,  
Rapid City

Dear Planning Commission,

We are issuing this letter of intent requesting a Major Amendment to the Planned Development at the Creamery Building located at 201 Main St. in Rapid City, due to a proposed change in use. Our hope is this Major Amendment would make the use of the building open to another allowable use of the General Commercial District. For 40 years the Beanery operated in this exact space and most of their customers walked up from area businesses and the courthouse over the lunch hour.

Our proposed use would be as a casual sandwich area for the public, with the intent to serve the courthouse employees and area businesses for walk-up service. Our intended use would primarily be Monday through Friday, opening ~~at~~ 11am. Proposed use of this space would have a capacity of 58, as determined by the number of tables we have. This space is shared with Common Ground Church, however, the church will not be using the space during the same time frame as the sandwich shop. (see attached letter)

The building is located in the general commercial district exactly where the Beanery existed just a year ago. Due to the historic nature, the old downtown location, and former usage of the building, we are requesting a continuance of the existing exceptions for landscape, parking, and screening. Currently we believe that, due to our intended hours of use and capacity, a traffic impact study is not necessary. We understand if the Beanery could operate with mainly walk-up service, which we could as well.

**We are requesting a variance on the following regulations**

- **17.18.070 Off-Street Parking**
- The existing off-street parking spaces on site do not meet the size requirements for off-street parking. The current building requires 147 spaces. The Main (first floor), and second floor contain a total of 18050 square feet of office or retail space. Nummies occupies 1636 square feet of the total square footage.
- The Lower Level occupied by Nummies would require 18 parking spaces, in addition to 147 parking spaces required by the rest of the building. This would require a total of 165 off-street parking spaces.

14PD015

- We feel our use will not require more parking than can be provided by on-street parking. We are currently monitoring the lunch-time parking spots, as well as a parking structure a block away and will provide a detailed parking study for our location at the time at the July meeting.

We greatly appreciate your time and energy.

Respectfully Submitted,

James and Jennifer Dettman – Owners, Nummies—The Sandwich Shop

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