



Design Redefined

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Architecture
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Re: Proposed 329 Main Street Planned Development Overlay

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

Project: The proposed project is to develop the existing building located at 329 Main Street, formally housing the retail/service center known as TMA Store. The proposed use will divide the existing structure into four major occupants. This structure is listed on the register of historic structures. We are currently actively working with both local and state Historic Preservation in the planning of this facility. The intended use of the facility will seek both state tax and federal tax credits. The applicant / developer intends to have an open house, during the first week of March with neighboring businesses to visit and answer questions specific to the intended facility use.

1. A-2 Assembly Occupancy (2090 square feet). While the tenant is currently unknown this use is permitted within the General Commercial District. The intended tenant will be a café / restaurant. The intended hours of operation will be from 7:00 a.m. to 11:00 p.m. A conditional use will be requested and at the time a lease is signed and tenant identified the tenant will seek a Malt Beverage Liquor License.
2. Business Occupancy (2090 square feet). While the tenant is currently unknown this use is permitted within the General Commercial District. The intended hours of operation are standard business hours 8:00 a.m. to 5:00 p.m.
3. Business Occupancy (5000 square feet). The business similar to space number 2 above is a general business space operating between 8:00 a.m. and 5:00 p.m.
4. R-2 Residential (6 units totaling 4335 square feet) The six (6) residential units are rental units for single tenant. This occupancy is anticipated to be a conditional use as part of the principal structure, to be used in conjunction with the permitted use.

Parking: Please refer to the total calculations below. Due to current zoning requiring off-site parking at calculations as defined in the zoning code we are requesting a reduction as follows. We feel that due to the nature of the business there will rarely be the need to utilize the full number of spaces. Specifically our business occupancy and residential occupancy times of use will flop time of need. Either the residents of the apartments will be employees of the businesses thus being counted twice or they will be working off-site during the same time of need. This is currently a quiet area, undeveloped from high use businesses and most of the day most public parking spaces shown per the attached map are left unused. Highlighting this is photographic evidence taken over a few days at various times of the day, please reference the attached sheet. Within a block of the site (400 block of St. Joseph Street) is a public parking lot that contains 72 spaces and is available after 4 p.m. or on weekends. This time overlaps the intended hours of high use for the A-2 tenant that will require the highest need of parking. Directly adjacent to the building is 21 spaces within the right of way, the 13 on 4th Street have historically been used exclusively for the former occupant of this structure.

1. We are seeking a parking reduction from 62 spaces to 20 on-site spaces. The total count is derived on the attached drawing proposed with the following occupancies of the space:

• Assembly 2090 SF (11/1000)	23 Spaces
• Business 5800 SF (5/1000)	29 Spaces
• Storage 1290 SF (.25/1000)	1 Space
• 6 Residential Units 4335 SF (1.5/Unit)	9 Spaces

Marshalltown, IA
Marshall, MN
Minneapolis, MN
Rochester, MN
Omaha, NE
Rapid City, SD
Sioux Falls, SD
Sheridan, WY

Signage: Based upon the zoning code this facility is allowed 64 square feet of wall signage. Also allowed per code is window coverage of all windows equal to 25% of the glazed square feet. The intended proposed development is not intending to utilize wall signage. The intent is to provide signage on the glazing under the maximum 25% coverage. Also allowed per code are projecting signs no greater than 8 square feet. We intend to provide one per tenant (4) total. All signage will be submitted at a later date for Sign Review.

Green Space: Based upon 17.50.300, we have anticipated our site will require 10,450 points. We are proposing a green space adjacent to our residential units of 2575 square feet. We are requesting a reduction of points by 50% due to the balanced need to develop available space with off street parking. Our intended path to meet this goal will come from 3000 points acquired through grass / groundcover and the addition 2,000 points from trees / shrubs. The landscape plan will be submitted at a later date as it is developed.

Fencing: Referencing the attached plan, the intent will be for a combination steel / wood fence to be installed separating the general use parking from the residential parking and green space.