



February 26, 2016

City of Rapid City
Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

RECEIVED

FEB 29 2016

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

RE: Letter of Intent – Initial & Final Development
Lots 17-19, Block 79, OT, Rapid City
130 Main Street

Planning Commission,

Our client requests AE2S submit on their behalf this letter of intent for the Initial & Final Development Plan of this property as noted above.

Included in our submittal are an application, vicinity map, site plans, a drainage report and this letter of intent.

The project consists of a complete re-development of the lot including new building, sidewalks, landscaping, storm water BMP's and inclusion of curb & gutter on 2nd street to replace the existing double gutter. We intend to re-use the existing signage, tables, and shade umbrellas in attempts to re-capture the atmosphere of the original site.

These site improvements will no doubt provide a beautiful renewal project for this portion of the downtown area and thus providing for our clients continued operation of a successful small business.

The current operation has six employees at the busy times and it is anticipated that number to remain the same.

Our client anticipates construction to begin late spring 2016 and complete by fall of 2016.

Our client requests exceptions to the zoning ordinance for reduced off street parking from 70 spaces to 5 spaces and for a reduced setback along 2nd Street from 25 feet to 5 feet.

Our justification for the parking exception is that our client's current business which is presently operating across the street to the west has operated at the current location without any parking issues. There are other small businesses in the downtown area that rely solely on on-street parking. There will be 18 on-street parking spaces provided directly adjacent to the site. During peak business hours (generally in the late afternoon


& evening) other nearby business are closed thus allowing for available on-street parking up and down Main & 2nd streets.

Our client's justification for the reduced setback from 2nd Street is that the small lot on which they intend to relocate to will not allow for the size building needed to be located on the lot without the reduced setback and also other existing commercial buildings in the near vicinity contain many zero setback situations. Note that the existing building on site has zero setback on both right-of-ways.

We have also planned to provide enhanced landscape features on the 2nd Street side of the re-development to provide a comfortable environment for customers and the general public. These planters are envisioned to be similar to those included in the recent Pennington Co Courthouse Annex however we intend to acquire Public Works and Council approval as necessary prior to placing any structures in the right-of-way.

Please contact me with any questions.

Sincerely,



Rich Wells, PE, PLS