



February 24, 2011

Re: Terra Sancta Spiritual Life Center and Elementary School  
**Supplemental #1 to the Conditional Use Permit Major Amendment**

To Ms. Karen Bullman -

The Diocese of Rapid City and the Rapid City Catholic School System have been progressing with the construction phase of the Terra Sancta project that was previously approved as a Conditional Use Permit by the Rapid City Planning Commission in September of 2010. At the time of approval, it was determined that portions of the existing facility would be set aside for future occupancies. The current CUP currently includes provisions for 13,000 square feet / 24 guest suites designed to accommodate 48-96 retreatants.

At this time the Owner has directed ARC International to request an amendment to the original approved CUP to accommodate additional monastic style guest rooms. These additional spaces would expand the area in the existing structure for the Spiritual Life Center by 7,000sf for a maximum of 35 single guest rooms. The additional use would be accommodated in the existing Benedictine Sister's convent housing area of the facility. This expansion of guest space will have minimal impact on the existing building and will require few remodeling or physical changes.

Items included in this Supplement to the Conditional Use Permit Amendment include:

**1. Items Previously Submitted on December 29, 2010 Include:**

- a. Conditional Use Permit Application and Fee
- b. General Architectural CUP Drawings
- c. Traffic Study Amendment as prepared by Olsson and Associates
- d. The required reapproval of the Driveway Exception was submitted to the City on February 3, 2011 and is in the approval process.

**2. Parking Requirements**

- a. The approved Conditional Use Permit includes 24 spaces for the existing guest suites which equates, on average, to 1 parking space to 2 retreatants. We have revised our parking proposal to provide 35 additional spaces to accommodate the 35 additional retreatants / guest rooms.

**3. Parking Provided**

- a. We have added a parking lot to the South side of the facility. The parking lot is intended to be built in phases as necessary for the demand of the occupancies. The initial phase will accommodate 35 parking spaces to meet the requirements outlined above. Four of the spaces will be handicapped accessible with one meeting van accessible requirements.

Attached: Civil drawings for the expansion parking lot and Electrical site plans for the revised area.

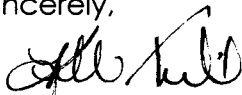
**4. Landscape Requirements**

- a. A revised landscaping plan has been developed to reflect the new project parameters and Owner requirements; these changes are reflected in the revised project plan and outlined in the following landscape narrative. The revised project scope is still in compliance with City planting requirements.

Attached: Revised landscape plans and a landscape narrative.

Please let me know if you should require any additional information.

Sincerely,



Kelli Trebil, Project Manager  
**ARC INTERNATIONAL, Inc.**

Attached: Civil plans for amended parking  
Electrical site plans for amended parking  
Landscape Plans  
Landscape Narrative

**RECEIVED**

FEB 25 2011

**Rapid City Growth  
Management Department**