



RECEIVED

APR 14 2014

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

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

LETTER OF INTENT

TO: Growth Management and Planning, City of Rapid City
SUBMITTAL DATE: March 28, 2014
REVISION: **April 14, 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.

Proposed Initial Planned Request

This submittal is requesting the following approval:

- Approval of an Initial Planned Commercial Development
- 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.

Proposed Initial 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,
2. An interior designer office and retail,
3. A retail space, and
4. General storage.

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. While dance classes will be available all day long, the owner anticipates the greatest amount of use to be after school, in the evenings, and weekends. This use is considered a recreational facility, parking is calculated at 4 stalls / 1000 sq.ft. The total dance studio, is approximately 6,248 sq.ft., requiring 25 parking stalls.

Interior Design Office and Retail Shop

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. The interior design office and retail parking requirement is 7.29 stalls.

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. This use requires 7.45 stalls.

Site Parking

The Redevelopment Plan proposes to provide 29 parking stalls, in lieu of the required 42 stalls. The owners have maximized the off-street parking and ask for a reduction in parking for the following three reasons. First, the dance studio's evening theater will seat approximately 40 people resulting in approximately 8 to 10 parking stalls. The theater's hours will be restricted to after 5pm, only open when the office and retail businesses are closed. If the theater was not part of this development, the parking would be reduced by 8 to 10 or spaces, equaling an overall site total of 32 stalls. Second, to keep the historic buildings, enhance the feel of the property, and to supply the required landscape points reduced parking is needed. Finally, a majority of the dance studio users are students who are dropped off. Overall, the instance when the dance studio will require the most parking is during a recital, held on weekends and in the evenings. After 5 pm, the dance studio patrons would have the entire parking lot to use. For these last two reasons, we are requesting a further reduction of 3 stalls.

In addition to on-site parking, the parking garage directly across the street has metered parking on the entire first level; parking is free on weekends and after 4pm daily. While the garage is not on site, the garage does supply a parking option. Patrons will be able to utilize the garage and walk across 5th Street to the Aby's property.

The current parking surface is compacted asphalt fines. The proposed parking will be paved with a porous pavement. All parking lot improvement and stormwater drawings will be submitted with the final PCD application or as required by the City of Rapid City.

Reduction in Storage for General Commercial

The proposed development will have approximately 11,807 sq.ft. of storage. The storage is located in existing buildings, not new construction. Because we are utilizing existing structures, we are requesting to allow 11,807 sq.ft. of storage in lieu of the 5,000 sq.ft. maximum.

Reduction in Front Yard Setback

The building is an existing structure and currently extends into the front yard setback. In addition, the building is considered a historically contributing structure and will not be removed.

Site Landscaping

The development will provide landscaping per the City's landscape ordinance. The property measures 38,500 sq.ft; the existing buildings measure a total of approximately 22,000 sq.ft. Subtracting the building footprint from the parcel square footage results in 16,500 landscape points. Currently, no landscaping exists on property. The attached proposed use plan indicates landscape areas. A landscaping plan will be submitted with the Final PCD application or as required by the City of Rapid City.

Stormwater

The property is relatively flat, see attached plan. The property currently sheet drains to the alley and 5th Street. The property does have a stormwater inlet by 5th Street (by the scale), currently; it is unknown where this inlet drains. All stormwater improvement plans and details will be submitted with the Final PCD application or as required by the City of Rapid City.

Site Utilities

The property is served by public water and sewer. The alley to the south has a sanitary sewer line that will service this development. Currently, the property has a non-conforming sewer line to the "mill" structure. This non-conforming service will be brought into compliance as directed by the City of Rapid City.

The 12-inch water main in 5th Street or the 6-inch supply line to the hydrant (HY-2106) located at the property's northwest corner will supply the domestic water service to the development. All utility improvement plans and details will be submitted with the Final PCD application or as required by the City of Rapid City.