



Advanced Engineering & Surveying, Inc.

3421 West Main Street • Rapid City, SD 57702

Phone: 605.718.8825 • Fax: 605.718.8837 • E-mail: advancedeng@rushmore.com

April 18, 2014

City of Rapid City
Community Planning & Development
300 6th Street
Rapid City, SD 57701

RECEIVED

APR 24 2014

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Re: Letter of Intent, He Sapa New Life Family Life Center, 415 Mac Arthur Street, Rapid City

Fletcher,

The property located at 415 Mac Arthur Street was developed under a Planned Residential Development (PRD) in 2011 – 11PD017. The PRD consisted of lots A, C, E, F and G, lots 6 thru 13 less H lots. As a condition of approval, a developmental lot agreement was required for the same lots as the PRD.

The PRD consists of a church building, two residential buildings – an office and a residence for the Assistant Pastor, a garage and warehouse to house donated items until distribution.

The He Sapa New Life Church serves the Native American community and is experiencing a shortage of space for the ministry and wishes to expand their ministry. They plan to construct a new church building in the SW corner of the city block or the NE corner of Haines and Anamosa Streets. The new structure will be approximately 110 x 60 feet, be located south of the existing church and provide office space, classrooms, kitchen and multi-purpose room/sanctuary. The owner understands that the proposed development requires a Major Amendment to the PRD.

The existing structure will remain in place and be used for after school and discipleship programs of the ministry. Capacity of the site will be the capacity of the single multi-purpose room in the new building. Total occupancy will never exceed that number. People will come into the new multi-purpose room and then disperse to other areas for smaller group activities. Both buildings will never be at used at combined capacity.

Water service is planned to come from Anamosa. The low level system is located at face of curb. It is anticipated that the existing main can be tapped with only minimal pavement repair, a section of curb & gutter and a section of sidewalk. All other water main locations require more extensive repairs into Haines or Mac Arthur Streets. The owner plans to tap and stub a 4 inch

fire line onto the property for future fire suppression. A 1 inch domestic service line will be tapped off the 4 inch fire line per RC Standard Specifications detail 8-5.

Since the property is under a developmental lot agreement the owner plans to connect the sewer service to the existing service line behind the sidewalk from Mac Arthur Street. Due to the developmental lot agreement, this is considered a conforming service line. The owner understands the impact of this and that if the buildings are platted to separate lots in the future, the service lines would have to be made to be conforming to city specifications.

The parking lot will be expanded to the east of the existing parking area to provide the required number of spaces. Required parking requirements have been calculated on the maximum occupancy of the new multi-purpose room or 299 total occupants. Based on 0.25 spaces per seat/occupant – this requires 75 parking spaces. Again, the site will never be used at a combined occupancy load, so the parking has been calculated on the worst case occupancy load.

Landscaping will be provided to meet city requirements based on points.

Drainage will comply with RC Drainage Criteria Manual and the Stormwater Quality ordinance. A drainage report is included as a separate document with this submittal.

The owner is considering converting the structure located on Lot 12, currently used as office space for the church, to a residential home following completion of the new facility. The converted office space would be used as a residence to house ministry couples/staff working with the church. It appears that this would be an approved use under the existing zoning.

On behalf of the owner, I would request your support of this development application.

Sincerely,
Advanced Engineering & Surveying, Inc.



Ronald A. Bengs, P.E.
President

He Sapa New Life Church



Dale Salway

Cc: He Sapa New Life

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