

THE CENTURY COMPANIES

1301 OMAHA STREET, SUITE 207 • RAPID CITY, SD 57701 • (605) 343-7117

CENTENNIAL PROPERTIES, LLC • CENTURY BUSINESS PLAZA, LLC • CENTURY PROPERTIES, LLC • CENTURY MEDICAL PLAZA, LLC • DACOTAH PROPERTIES, LLC
CENTURY RESOURCES, INC. • CENTURY DEVELOPMENT CO., INC. • CENTURY MOTELS, INC. • TURNAC GROUP, LLC

February 25, 2007

Growth Management Department
City of Rapid City
300 6th Street
Rapid City, SD 57701

RECEIVED

FEB 26 2007

Rapid City Growth
Management Department

To Whom It May Concern:

We are requesting the review and approval of an initial Planned Commercial Development to redevelop the former Dan's Supermarket site.

At this time we are remodeling the existing building, changing the one large space into seven retail spaces, ranging from 7,042 sq. ft. to 12,913 sq. ft. The exterior will get a major upgrade. We will remove the existing drive-under canopy, the front canopy and main entrance, and all other exterior glass doors and windows. The new design is based on the Tuscan style of architecture from central Italy and will feature prominent tower-like elements on three corners of the building and a new canopy over the entire east side of the building. The canopy will feature high-dome rounded tile, arches and extensive rock work. A carpet/flooring center and a home-improvement/lighting center have already committed and we anticipate other home-improvement type stores will fill most of the other suites.

As a result in the change in parking needs for these types of businesses, we propose to add two additional buildings to the development.

The second building will be a 13,300 sq. ft. retail center with stores ranging from 1,000 sq. ft. to 3,800 sq. ft. We anticipate a sandwich or other similar style restaurant in one of the suites and a mix of other traditional "strip mall" type businesses in the remaining spaces. There will be NO video lottery casinos allowed in this development. The building will have a similar canopy and other features that are prominent in the Tuscan style of architecture.

The third building will be a 5,940 sq. ft. Italian themed family style restaurant. We anticipate the restaurant will apply for a beer and wine license, but will not attempt to purchase an existing liquor license. The outside of this restaurant will be very similar to the other two buildings.

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We are asking for three variances to make this project work:

1. Reduce the setback on the rear of the second building from 25 feet to three feet.
2. Reduce the number of parking spaces required from 277 down to 231.
3. Reduce the driving lane width from 26 feet to 24 feet at two locations.

Rapid Street is 28 feet wide and the Rapid City Fire Department and a traffic engineer from the Rapid City Public Works Department have indicated that due to the low volume of traffic on this street an eight foot wide loading zone along the back of the building would be appropriate. The existing sidewalk is almost seven feet wide and all HVAC equipment will be placed on the roof. The back wall will need to have a one hour fire rating so it will be somewhat plain with only steel doors allowed for openings. We will use a blend of concrete block styles and colors and a band of E.I.F.S. to make it look as appealing as possible. We believe that 231 parking spaces will be more than adequate for the three buildings. The types of stores that are in the main building require a large amount of space, but have few employees and usually only a few customers at any given time. The carpet and furniture stores are required to have over 53 combined parking spaces but rarely will they need over 15 at one time. The parking lot at the old Dan's Supermarket was laid out with 24 foot wide driving lanes. We have redesigned the lot at most locations to achieve the 26 foot wide requirement but could not accomplish this at two locations of approximately 100 feet each. We believe the slightly narrower driving lanes at two relatively short locations will not hinder any emergency response or impede our customers in any way.

There are two sites proposed for on-premise advertising in addition to the individual store signs above their entrance. We would like to construct a large architectural element at the northwest corner that will include a message board and an area for a small flat sign board for each store and construct a replica of an Old Italian bell tower along Omaha Street that will identify the area as "Tuscany Square".

The development will be done in two phases. Phase one will include the remodeling of the existing building and construction of the Retail Center-Building # 2. This work has started already and should be completed by November 2007. Phase two will be the construction of the restaurant, it is scheduled to begin in October 2007 and be completed by April 1, 2008.

Mayor Shaw and many other residents have expressed their elation that this large, vacant building, near downtown and the Civic Center will become an attractive retail center and we hope you will agree with our plan.

Sincerely,

Bob Brandt

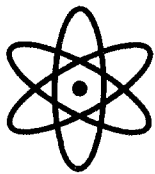
Bob Brandt

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PARKING REQUIRED FOR TUSCANY SQUARE Phase Two

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Main Building – 64,237 sq. ft.

Suite 1 and Suite 7 – 25,185 sq. ft. – Carpet and Furniture Stores

20,000 sq. ft. Retail space @ 2.6 per 1,000 sq. ft.	52
5,185 sq. ft. Storage space @ .25 per 1,000 sq. ft.	1.296
Suites 2, 3, 4 and 5 – 31,180 sq. ft. – Hardware/ Home Center	
24,000 sq. ft. Retail space @ 3.2 per 1,000 sq. ft.	76.8
7,180 sq. ft. Storage space @ .25 per 1,000 sq. ft.	1.795
Suite 6 – 7,042 sq. – General Commercial	
5,500 sq. ft. Retail space @ 5 per 1,000 sq. ft.	27.5
1,542 sq. ft. Storage space @ .25 per 1,000 sq. ft.	.386
Mechanical mezzanine - 830 sq. ft. @ .25 per 1,000 sq. ft.	.208

Parking Required for Main Building 159.985

Retail Center # 2 – 13,300 sq. ft.

Suites 1, 2, 3, 4, 5 and 6 – 11,400 sq. ft. General Commercial

8,500 sq. ft. Retail space @ 5 per 1,000 sq. ft.	42.5
2,900 sq. ft. Storage space @ .25 per 1,000 sq. ft.	.725
Suite 7- 1,900 sq. ft. - Restaurant	
1,400 sq. ft. Dining Area @ 11 per 1,000 sq. ft.	15.4
500 sq. ft. Storage space @ .25 per 1,000 sq. ft.	.125

Parking Required for Retail Center # 2 58.75

Building # 3 – 5,940 sq. ft. Restaurant

5,275 sq. ft. Dining Area @ 11 per 1,000 sq. ft.	58.025
665 sq. ft. Storage space @ .25 per 1,000 sq. ft.	.166

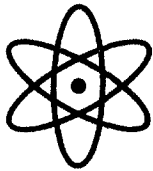
Parking Required for Building # 3 58.191

Parking required for Tuscany Square 276.926

Parking spaces available 229

Parking spaces short {48}

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RECEIVED

PARKING REQUIRED FOR TUSCANY SQUARE
Phase One

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Management Department

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500 sq. ft. Storage space @ .25 per 1,000 sq. ft.	.125

Parking Required for Retail Center # 2 58.75

Parking required for Tuscany Square –Phase One 218.735

Parking spaces available 295

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