



Surgery Center
216 Anamaria Drive

Imaging/Pain Center
215 Anamaria Drive

Business Office
1868 Lombardy Drive

August 28, 2008

City of Rapid City, Growth Management
Attn: Marcia Elkins
300 Sixth Street
Rapid City, South Dakota 57701-2724

RE: **Black Hills Surgery Center**
Fifth Street Parking Lot Expansion
Rapid City, South Dakota
Project #1730.02

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Dear Marcia:

Black Hills Surgery Center is applying for a Major Amendment to a Planned Commercial Development (5th Street Parking Lot) located on Lot 2 of Tract A of Minnesota Ridge Subdivision in Rapid City, South Dakota. The plans call for amending the previously approved PCD as follows:

1. **Phase I Parking Improvements:** During Phase I of construction, a construction staging area will remain unpaved at the southeast corner of the property. The construction staging area will be used during the Surgery Center expansion. Fencing will be used to limit access to the construction site, and a dust palliative will be used to reduce windblown particles.
2. **Phase II Parking Improvements:** At the conclusion of the Building Expansion, the balance of the parking lot will be paved. We estimate 36 months to final paving of the project.
3. **Waive the Handicap Parking Stall Requirement:** We ask to waive the requirement to install the handicap access stalls. No building is proposed for the lot. Construction of a building at the site will trigger a major amendment to the planned commercial development and warrant installation of the handicap stalls.
4. **Exception to Landscaping Points Requirement:** No building is currently proposed for the lot, and the landscaping requirements are calculated based upon the size of the building. In this situation, the landscaping points requirement becomes excessive. We propose to plant an irrigated row of Honey Locust Trees screening the parking lot from 5th Street. Additionally, we propose to plant irrigated landscaping (grass) versus planting non-irrigated landscaping.

BLACK HILLS SURGERY CENTER, LLP
MAILING ADDRESS

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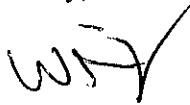
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5. **Exception to Landscaping Islands:** At completion, the parking lot would require three (3) landscaping islands. The purpose of the landscaping islands is to break up the profile of the parking lot. As indicated, we propose to plant an irrigated row of Honey Locust Trees and grass which will screen the parking lot from 5th Street. Additionally, the parking lot sits approximately 10 feet higher than the adjacent 5th Street. These two factors, the planting screen and elevation above 5th Street, will serve to break up the profile of the parking lot.

6. **Waive the Ornamental Fencing Requirement:** We ask to waive the requirement for ornamental fencing on the western boundary of the property. The intended purpose of ornamental fencing is to screen vehicle lights from the parking lot onto adjacent condominiums. Given the fact that the adjacent condominiums are over 39 feet higher than the level of the parking lot, the fencing would serve no purpose.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



William A. May
Chief Executive Officer/General Counsel

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Rapid City Growth
Department