

08PD050

ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING



DREAM DESIGN
INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

LETTER OF INTENT FOR
FINAL PLANNED COMMERCIAL MAJOR AMENDMENT – SCHEEL'S STORE
PROJECT: RUSHMORE CROSSING

Submittal Date: September 12, 2008

DEVELOPMENT SUMMARY

Rushmore Crossing has been approved through 2 previous PCD submittals to build 2,307 stalls (1,057 stalls - 07PD060 and 1,250 stalls – 07PD074). Of which Scheel's has been specifically required to build 450 stalls for a 100,000 sq.ft. retail store. The Scheel's store will consist of a 50,000 sqft. retail section and a 50,000 square foot storage basement. Per the submitted letter from Steve Scheels, Scheel's owner, the basement of this store shall never be used as a retail floor, as such we would like to reduce the parking requirement, of the basement only, from the Shopping Center's 4.5stalls/1,000SFGFA to the Warehouse' parking requirement of .25 stalls/1,000SFGFA.

This application is to also add 6 RV stalls in the parking lot Adjacent to the Scheel's Store. With more and more RV traffic on the highway and Rushmore Crossing as a destination shopping center, stalls designated solely to the RV will be a needed addition to the parking area in Rushmore Crossing. Giving RV's a place to park, instead of diagonally across automobile stalls, will be a great convenience. These stalls will only be used for parking and not any overnight camping.

Parking Total

With the reducing the amount of automobile parking stalls and the addition of the RV stalls, the parking total be revised to install 2,083 (including 6 RV stalls) in lieu of 2,307.

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SEP 15 2008

Rapid City Growth
Management Department

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