



THE CENTURY COMPANIES

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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

August 28, 2009

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

To Whom It May Concern:

We are requesting the review and approval of a major amendment to the Planned Commercial Development at Tuscany Square to reduce the number of on-site parking spaces required from 235 to 207.

The construction of the new bank on Tract 2 is now complete, the last of the 10 spaces in the retail center was recently rented and five of the seven large spaces in the old Dan's Supermarket are occupied.

We believe this request is reasonable and warranted for the following reasons:

1. The initial project was approved with a 5,940 sf. full service restaurant which would have required 65 spaces. The bank that was built is only required to have 26 spaces.
2. Stores such as BH Interiors and BES Lighting require a large amount of space but have a very low number of employees and will never have more than a few customers in the store at any one time. These two stores alone account for 52 of the parking spaces that were required.
3. The calculations that I have provided assume that the remaining 8400 sq. ft. will need 5 spots per 1000 sf, or 36 spaces. It is much more likely that a small furniture or other home center type of business will locate there.

The Planning Commission granted us a 14% reduction in parking spaces when the initial development was granted. That was based on another office-retail complex that is much smaller than Tuscany Square. We are asking you to increase that to 18%. We have a unique situation with a number of large stores clustered together that does not generate the customer traffic that other complexes do.

Thank you for your consideration.

Sincerely,

Bob Brandt