



**R.L. Engebretson**  
 ARCHITECTURE INTERIORS & PLANNING  
 ARCHITECTS SD, LLC

October 9, 2009

**LETTER OF INTENT FOR:**

**INITIAL AND FINAL PLANNED COMMERCIAL DEVELOPMENT – PIZZA RANCH, RAPID CITY**

**Development Summary:**

The proposed restaurant development will be located at 1520 Luna Ave. which has approximately 77,972 square feet or 1.79 acres. It is sited between Luna Ave. and the Access & Utility Easement. It will be served by two accesses that will be 28' wide on Luna Avenue. The Final Planned Commercial Development (PCD) submittal includes a site plan layout, overall utilities, landscape and irrigation plan, storm water prevention plan, grading plan, proposed sign package and architectural plans, elevations and rendering. The restaurant will have a pick up window located on the north side of the building. Customers will call ahead for ordering and drive up to the pick up window for their food. There will not be an exterior ordering area. All parking required for the project will be located on site and is calculated at 1.1 parking stall per 1,000 square feet as per city requirements. The total parking on site exceeds the requirements and is proposed at 75 stalls. See the attached drawings for the proposed development plans.

**Building Construction:**

The building will be constructed as a wood framed building on a concrete slab on grade. It will have wood trusses with a majority shingled roof area. There will be a fully adhered, thermoplastic polyolefin membrane roof which will be tan in color over the kitchen area which roof top units will be placed to heat and cool the building. These units will have parapet walls surrounding the area to screen them from view. The roof will slope to the rear and shed water at two scupper locations on each side of the rear sign wall. A cooler / freezer will be installed at the rear, slab on grade. The cooler / freezer will have board and batten siding to match the front sign wall in texture and color. The building will be equipped with a fire sprinkler system that complies with local/state building codes.

**Architectural Context:**

The Pizza Ranch restaurant building is approximately 4,550 square feet in size and will seat approximately 198 customers. It will include general seating in the dining room, a dividable party room, kitchen area, restrooms, circulation space, utility rooms and a walk-in cooler / freezer. The exterior material pallet is a trademark of the Pizza Ranch brand which includes cement board lap siding, board and batten wall siding, a signage parapet, cedar posts, exterior porch roofs, field stone wainscoting and red entry doors. The interior finishes include raw cedar lap siding, weathered board and batten siding, corrugated metal roofs over some seating areas, field stone interior walls behind the cashier, simulated wood floors and barn doors at the party room. See the attached drawings for the floor plan and elevation concepts.

**Development Signage:**

Pizza Ranch will have signage consistent with the corporate brand identity. There will be one 45' tall pole sign located on the Site Plan. There will be a monument sign located near the intersection between Luna Ave. and the Access & Utility Easement. There will be a main building sign located over the porch roof on the west side. Directional Drive Up signage will be placed on posts directing traffic around the building to the pick up window located on the southwest side. See the attached signage package for full details and sizes on the proposed signage.

**Landscape Plantings:**

See the attached landscape plans for the proposed layout of plantings and landscape features. This site will require 73,422 landscape points, we have proposed 80,500 points.

**Operating Hours:**

The proposed Pizza Ranch in Rapid City will have the food supplied by Cash-Wa Distributing. They will be delivering product on Tuesday's and Friday's at approximately 8:00 – 9:30 a.m.

Respectfully Submitted,

R.L. Engebretson Architects SD, LLC

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OCT - 9 2009

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