

**RECEIVED****SUPPLEMENTAL INFORMATION  
FINAL PLANNED DEVELOPMENT OVERLAY**MAR 28 2013  
Submittal Date: March 2013**PROJECT: RUSHMORE CROSSING – LOT 3/BLOCK 2 SAM’S DISTRICT** Rapid City Community Planning  
& Development Services**LEGAL DESCRIPTION**

Lot 3 in Block 2 of Rushmore Crossing in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 35, Page 173.

**PREVIOUS APPLICATIONS/APPROVALS**

Applicant is requesting a Final Planned Development Overlay for the parcel described above located within the Planned Commercial Development for the area known as Rushmore Crossing. The following is list of approvals granted by the City that included this parcel:

- 07PD016 – Rushmore Crossing PDD – 3/10/07
- 07PD019 – Rushmore Crossing PCD Initial – 4/26/07
- 07PD048 – Rushmore Crossing PCD Initial – Major Amendment – 7/26/07
- 07PD074 – Parking West PCD Final – 9/20/07
- 08PD050 – Parking West & East – Major Amendment – 10/9/08

**DEVELOPMENT SUMMARY**

Applicant plans to construct multiple buildings, a parking field and other site improvements on this parcel, which will effectively complete the in-line portion of the Rushmore Crossing shopping center that extends from Luna Street to East North Street. This portion of the shopping center is referred to as the “Sam’s District” due to its proximity to the Sam’s Club store. In 2009, the applicant modified its plans for the Rushmore Crossing shopping center by replacing the previously planned Lifestyle District with Sam’s Club and the Sam’s District. The Sam’s Club store was constructed immediately. The Sam’s District was labeled as a Future Development Area which was to-be-constructed based on future tenant interest and demand. Today, that tenant interest and demand has prompted the applicant to launch the first phase of development within the Sam’s District (“First Phase”). Overall, the Sam’s District will be similar to the existing Target District (portion of the shopping center surrounding Target) with its high quality architecture, abundant pedestrian areas and significant landscape plantings.

As stated above, the Sam’s District will be constructed in phases based on tenant interest and demand. The overall building envelope for the current phase and future phases of the Sam’s District is illustrated on the site plan attached hereto. In addition, the complete parking field design for the Sam’s District is illustrated on the site plan, but only a portion of said parking field will be constructed as part of the First Phase.

The First Phase will comprise of one building that will contain approximately 15,000 square feet of floor area. The accompanying parking field in the First Phase consists of approximately 137 parking stalls, inclusive of ADA compliant handicap stalls, which equates to parking ratio of 9.1 spaces per 1,000 square feet of floor area. In accordance with previous development ordinances, the applicant will maintain the required parking ratio of 4.5 spaces per 1,000 square feet of floor area for the shopping center upon completion of the future building and parking lot phases of the Sam’s District.

The primary entrances to the Sam’s District will be off of Eglin Street. More specifically, the Sam’s District will have two access points along Eglin Street and further access from the remaining shopping center access points to the east along Eglin Street. In addition, there will be access to the Sam’s District from the rear service drive, which is accessible via Luna Avenue. The street improvements, traffic signals and main utilities that serve the Sam’s District have been previously completed as part of the overall Rushmore Crossing project.

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Storm water calculations have also been included to illustrate how storm water is being taken off the Sam’s District. In summary, storm water will be collected in a series of inlets and pipes and tied into the storm sewer in the rear service drive and Eglin Street. Storm water detention is provided by the multiple detention ponds located through the Rushmore Crossing project. Please refer to the accompanying “Drainage and Stormwater Quality Design Report” completed by Renner & Associates, LLC for calculations, exhibits, and narrative.

In accordance with the Joint Identification Signage Plan, the Sam’s District and the future tenant’s therein will be allowed building signage similar to other tenants at the Rushmore Crossing shopping center and some tenants will be allowed identification panels on the two development pylon signs located along Interstate 90. The specific tenants identified on the pylon signs will be determined at the applicant’s sole discretion.

This Final Planned Development Overlay submittal includes a vicinity map, site plan, utility plan, grading and drainage plan, erosion control plan, site lighting plan, applicable construction details, landscape plan and architectural elevations. A copy of the Geotechnical Report and the Drainage Report are also included.

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