

**RENNER & ASSOCIATES, LLC.**

616 SIXTH STREET, RAPID CITY, SOUTH DAKOTA, 57701  
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February 24, 2014

**LETTER OF INTENT FOR  
 FINAL PLANNED COMMERCIAL DEVELOPMENT  
 LOT 2A, HUFFMAN SUBDIVISION,  
 SECTION 32, T2N, R8E, BHM,  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA**

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FEB 27 2014

CITY HALL 1903

RAPID CITY COMMUNITY PLANNING  
 & DEVELOPMENT SERVICES

*Submittal Date: February 28, 2014*

**INTENT**

Owner intends to construct a *Popeye's Louisiana Kitchen* restaurant on Lot 2A.

**RELATION TO ADJACENT PROPERTY**

This lot (the northernmost) and the two immediately south are related under PD# 08PD041 and PL# 09PL085. Parking and access is shared by all three lots. Currently, the *On the Border* restaurant occupies the center lot, with the southern lot still vacant. Existing private water and sewer are constructed to serve all three parcels.

**SHARED ACCESS AND PARKING**

The new restaurant building will be located in what is currently being used as shared parking. We are in the process of amending the *Reciprocal Access and Parking Easement* filed 5-23-2011 (Book 208, Page 6677) to provide the same agreement and access, but in a revised configuration to accommodate the new restaurant. As there are three business entities that need to sign the amended Agreement, the process of getting the Amendment filed is not a quick one. We hereby request that it be stipulated that this Amendment be recorded prior to issuance of a building permit, allowing the Final Planned Commercial Development to move forward to approval.

**SIDEWALK EASEMENT**

The existing sidewalk easement will need to be slightly re-configured to fit the new design. We are in the process of getting this easement vacated and re-created. As the vacation and re-creation process is not a quick one, we hereby request that it be stipulated that this easement be recorded prior to issuance of a building permit, allowing the Final Planned Commercial Development to move forward to approval.

**PARKING COUNT**

The new design has a net reduction of 18 parking spaces, accounting for the reduced size of the restaurant being built. The original PCD assumed a 6570 sf restaurant on Lot 2A. The proposed restaurant is 2746 sf. Calculating parking for the new restaurant, there could be a reduction of 42 parking spaces, however the proposed design only reduces the number of spots by 18.

CIVIL ENGINEERING - COMMERCIAL AND RESIDENTIAL SITE DESIGN - MUNICIPAL ENGINEERING - STREET  
 DESIGN - UTILITY DESIGN - DRAINAGE DESIGN & FLOOD CERTIFICATES - WETLAND/404  
 TRACK & FIELD DESIGN - TOPOGRAPHIC, BOUNDARY, MINING SURVEYS - CONSTRUCTION LAYOUT

**EAST NORTH STREET FRONTAGE ROAD**

The frontage road is not yet constructed. As we understand it, the previous Owner of Lot 2A is obliged to construct the road to City standards. We are assuming that this work will be completed 'by others' and is therefore not part of this construction project. Sidewalk construction along the frontage road as well as along Century Road is also included in the work 'by others'.

**BUILDING CONSTRUCTION**

The building is planned as a standard, one-story Popeye's template. Building materials will consist of poured concrete foundation, wood-framed or steel-framed structure for exterior and interior walls, and pre-engineered roof trusses. Exterior finishes are to be commensurate with the Popeye's franchise color scheme.

**ACCESS**

Access from Century Road and the East North Street Frontage Road remains as it was originally approved. The new design retains this access configuration.

**LANDSCAPING**

Landscaping and calculations are provided as shown on the landscaping plan.

**SIGNAGE**

The existing approved monument sign has blank spaces for two future restaurants. Popeye's will occupy one of these two blank spaces. There will also be the Popeye's logo and name affixed on the building, using the Franchise's standard color scheme. Order boards and standard drive-up fixtures unique to the Franchise will also be included.

Sincerely,



For Chris Connelly,  
Renner & Associates, LLC  
Mitchell B. Kertzman, PE

Attached:     - Site and Building Plans  
                  - Easement Exhibits (photocopies)

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