

Project Narrative
Holiday Stationstores
Rushmore Crossing

Holiday Stationstores - Background

Holiday Stationstores is a privately-held, family owned business with its corporate headquarters located in Bloomington, Minnesota. In business since 1928, we have 500 Stationstores in 10 states (Minnesota, Alaska, Idaho, Michigan, Montana, North Dakota, South Dakota, Washington, Wisconsin, and Wyoming) of which 356 are corporate stores and 144 are franchised. Through our many years of operating throughout the northern tier states, we have strived to earn a reputation with our customers for our excellent service, value priced products, quality operations, and safe facilities. We are the market leader in the Twin Cities and most other markets for these reasons.

Our facility will be built using modern design principles and incorporate style elements which will support and compliment the character of Rushmore Crossing. We design our Stationstores to be visually appealing, safe and inviting for the residents and visitors of Rapid City. Holiday looks forward to becoming a part of, and serving the Rapid City community.

The Proposed Project

Holiday Stationstores has a purchase agreement in place with CPP Rushmore II LLC to acquire 1.53 acres consisting of all of Lot 9 and a portion of Lot 8, Block 3 of Rushmore Crossing, located at the northwest corner of E. North Street and Eglin Street. The seller is in the process of updating the plat to reflect the new lot configurations.

Holiday is proposing to construct a 4,635 square foot convenience store with a total of 11 dispensers providing fueling capabilities for 22 cars, as well as an 1,801 square foot car wash. We understand that the proposed car wash requires a Conditional Use Permit which will be formally requested in the Car Wash portion of this narrative. The hours of operation for are proposed to be 24 hours a day, 365 days a year.

Access, Circulation, Parking

Access to the site will be from Eglin Street, directly across from the existing shopping center access. A total of 57 parking stalls are proposed within the site. 18 stalls are located along the northwesterly property line and 15 parking stalls including 2 handicap accessible stalls are immediately in front of the entrance vestibule. In addition to the aforementioned parking stalls, there are 24 additional spaces under the fueling canopy. In order to promote internal cross access to the parcel to our northwest, Holiday is providing an access/connection to Lot 9a (formerly Lot 8) thereby reducing the need to use Eglin Street when going from business to business.

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Site Layout, Design Elements, Lighting

The front of the convenience store and the fueling islands will face northwest, with the back of the convenience store facing the intersection of E. North Street and Eglin Street. The building finish will feature a combination of two contrasting shades of brick, two distinctive stone veneers to emphasize the corners of the building as well as provide vertical breaks to the horizontal presentation of the brick, a decorative cornice element above the windows, decorative building wall lights, and strategically placed parapets to provide interesting elevation changes to the building’s roofline.

The canopy structure sheltering the fueling area will feature some of the same decorative brick/stone that is used in the building design to enhance the canopy support columns. The canopy fascia will be textured metal panels colored to match the EIFS Limestone band accent on the building which will provide a refined and complimentary look. The gasoline dispenser layout will be 4 wide, double deep around the perimeter of the fueling area with dispensers for alternative fuels available in between. We will offer 5 fuel products, Unleaded, Supra, Premium, Non-Ethanol Premium, and Diesel at the dispensers.

The lighting under the canopy will be flush mounted, LED light fixtures to prevent glare and light intrusion, yet provide safe and comfortable illumination for our customers. Additional site lighting will include ten 20’ high area lights placed around the perimeter of the pavement area as shown on the Site Photometric Plan.

Signage

Holiday’s proposed sign package as detailed on plan A2 & A3 consists of a ground sign, building signs, fuel area canopy signs, and car wash signs. The table below outlines the proposed square footage for each category.

Proposed Signage			
	Qty	SF / Each	Total SF
Ground Sign (45’ high)			
Holiday ID	1	225	225
Price Sign	1	85.3	85.3
Electronic Message Center (5’ 11” x 10’ 1”)	1	59.66	59.66
		Total	369.96
Building Signs			
54” Oval Holiday Pantry Sign	1	24.39	24.39
24” Bullet & HOLIDAY	3	15.25	45.75
		Total	70.14
Canopy			
27” Bullet & HOLIDAY	3	20.4	61.2
		Total	61.2
Car Wash			
22” CAR WASH	2	12.41	24.82
ENTRANCE Sign	1	0	0
EXIT Sign	1	0	0
		Total	24.82
Proposed Signage		Total	526.12

Landscaping

Holiday's proposed Landscape Plan envisions the use of a combination of overstory trees, ornamental trees, pines, shrubs, sod, and decorative rock to bring a tasteful and complimentary look to the development.

The plan features two Austrian Pines located behind the convenience store facing the intersection of E. North Street and Eglin Street to add character to what would otherwise be a decorative brick wall. As an accent to the pines, 22 Red Chokeberry shrubs are planned atop the new retaining wall, flanked by a row of 14 Columnar Mugo Pines. As the retaining wall continues along the northerly property line, the combination of the Red Chokeberry and Mugo Pines are again grouped together providing an intermittent visual break between the site and the E. North Street/I-90 intersection. The Red Chokeberry is spring blooming with white to pink flowers, provides fruit for the birds into the winter, cover for wild life, and its glossy foliage turns brilliant red in autumn. They can grow to a height of 5' high and 5' wide. The Columnar Mugo Pines are a very narrow, upright pine that remains dense providing excellent screening. They can expect to grow to a height of 10' with a 4' spread. To provide an accent to the plantings, decorative rock will be added along the top of the retaining wall.

Along the interior shared lot line, the landscape plan contemplates planting 12 Prairie Golden Aspen trees accented with groupings of 4 Red Chokeberry shrubs between each tree with sod filling the remaining space between the curb line of the parking area and the plantings. The Aspen's typically grow to a height of up to 30' tall with a 15' wide canopy.

The final area with significant landscaping is located at the southwest corner of the convenience store. Immediately between the building and the car wash exit lane, one Ponderosa Pine tree will be accented on each side by 5 Dwarf Burning Bushes. Known for its intensive scarlet red fall coloring, they grow as large as 7' high by 7' wide and will provide a nice contrast to the green of the Ponderosa Pine. Behind, and adjacent to Eglin Street, 3 additional Ponderosa Pines are planned between the sidewalk and the car wash exit lane. As a final note on the landscape plan, sod is planned in the area sounding the building and along the southwest edges of the property.

Car Wash – Conditional Use Permit

As part of our proposed project, Holiday Stationstores is requesting approval of a Conditional Use Permit for a touch-free, rollover car wash. At 1.53 acres, and considering the proposed layout of the site, there is appropriate room to effectively integrate a car wash into the plan. The proposed car wash is positioned along the northern property line opposite the access on Eglin Street to prevent conflict with traffic entering and exiting the site as well as with internal site circulation. Stacking room for a minimum of 8 cars is provided along the curb line providing 40 minutes of vehicle hold time capacity. The concrete aprons located at both the entrance and exit will be heated to prevent snow and ice build-up from effecting vehicles entering and exiting the wash. The extended car wash exit drive behind the convenience store building allows an area for any dripping to take place before vehicles exit to Eglin Street.

Holiday believes that a car wash is an important feature and a needed service offering for our customers. We would appreciate your approval of a Conditional Use Permit to include the proposed car wash in our development.