

**SUPPLEMENTAL INFORMATION  
FINAL PLANNED DEVELOPMENT OVERLAY**

*Submittal Date: February, 27, 2015*

**PROJECT: RUSHMORE CROSSING – LOT 5A1/BLOCK 2 SAM’S DISTRICT**

**LEGAL DESCRIPTION**

Lot 5A1 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 a single building on this parcel, along with the accompanying parking field, sidewalks, landscaping and lighting improvements (“site improvements”), which is part 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 current phase of development within the Sam’s District. The building and site improvements will be designed similar to those found within the existing Rushmore Crossing shopping center which is identifiable by its high quality architecture, abundant pedestrian amenities and significant landscape plantings.

The proposed building will contain approximately 6,090 square feet of floor area. The overall building design and materials will follow the previously established architectural theme for Rushmore Crossing. The parking field will consist of 79 parking stalls, inclusive of ADA compliant handicap stalls. In accordance with previous development ordinances, this parking ratio 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.

Storm water calculations have 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 adjacent pond to the west and Eglin Street. Storm water detention is provided by the multiple detention ponds

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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.

The infrastructure, inclusive of the street improvements, traffic signals and main utility lines that serve the parcel has been previously completed as part of the overall Rushmore Crossing project. Storm water will be collected in a series of inlets and pipes and tied into the storm water detention system anchored by the detention ponds located through the Rushmore Crossing project.

The parcel will contain one ground-mounted identification sign located near the north property line along Eglin Street. The sign will include a maximum of four identification panels for the businesses operating within the building. The sign design will be almost identical to the monument sign located at 1325 and 1329 Eglin Street. It will be approximately four feet tall and eight feet wide.

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.

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Rapid City Community Planning  
& Development Services