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**SUPPLEMENTAL INFORMATION
FINAL PLANNED DEVELOPMENT OVERLAY**

Submittal Date: February 27, 2015
RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

PROJECT: RUSHMORE CROSSING – LOT 3/BLOCK 2 SAM’S DISTRICT

LEGAL DESCRIPTION

Lot 3 in Block 2 of Rushmore Crossing located in Sections 29 and 30, T2N, R8E, BHM Rapid City, Pennington County, South Dakota.

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
- 013PD010 – Final Planned Development – 4/25/13

DEVELOPMENT SUMMARY

Applicant plans to construct multiple buildings 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 another 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 newly planned construction will comprise of buildings that will contain approximately 43,700 square feet of floor area to complete the in-line construction and also a building with 20,000 square feet of floor area. The accompanying expansion of the parking field will add approximately 229 parking stalls, inclusive of ADA compliant handicap stalls. In accordance with previous development ordinances, this proportion of parking and building area will maintain the required parking ratio of 4.5 spaces per 1,000 square feet of floor area for the shopping center. A summary of the parking calculations is attached.

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

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adjacent pond to the west 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.

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.

Landscaping for this portion of the parcel has been designed similar to the other portions of the shopping center. Based upon the overall development, this design provides the necessary points required. A summary of the landscaping points is attached.

In accordance with the Joint Identification Signage Plan, the Sam’s District and the future tenants 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.

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