

## LETTER OF INTENT



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**PROJECT:** Black Hills Urgent Care / Occupational Medicine  
1730 Haines Avenue, Rapid City, SD

DEC 17 2012

**RE:** Letter of intent for the project and property use

Rapid City Community Planning  
& Development Services

**DATE:** December 14, 2012

Black Hills Urgent Care (BHUC) has purchased property on Haines Avenue with the intent to develop the site for an urgent care medical clinic and occupational medicine services. There are currently 5 lots included in this request as shown on the drawings. Two of the five lots are general commercial zoned with a Planned Development designation. The other two are general commercial zoned without a Planned Development designation. Part of the request for this amendment is to include all 5 lots into the Planned Development.

Currently, there are two buildings on the property that's a part of the Planned Development. The existing building to the north is commonly known as the "Micro Solutions" building and is currently vacant. The other building is a small drive-thru coffee shack. The intent is to remodel and add onto the main building as shown on the drawings and maintain the coffee shack with potentially some visual building improvements.

The building will be used as a medical clinic for urgent care and occupational medicine. This involves standard medical office clinic functions and will be similar to how they operate their other clinic which just opened this year in Baken Park. Their hours of operation will be dependent on use but generally speaking will be 7 days a week from 7am to 9pm. The additional business associated with occupational medicine will be during standard working hours, Monday thru Friday from 7am to 5pm. For more information on their services and functions you can visit their web site at <http://bhucare.com/>.

The exterior work associated with this project will NOT be done in phases and will include the building exterior / shell, parking lot, drainage improvements, signage, etc. A portion of the interior of the building is designated "unfinished" and will be built out as the business develops.

There are 6 parking stalls shown within the 12' sideyard parking setback required. We would like to request an exception (attached) to this requirement. We feel the screening fence will adequately block the view of the parking lot whether or not it is 5' or 12' from the property line. In addition, these parking stalls are located in an area that will most likely only be used as overflow or for staff which means they won't get a lot of use or certainly won't get a lot of frequent (turnover) use during the day.

The existing signage associated with the coffee shack is intended to remain and is shown on the drawings. The signage associated with Urgent Care and Occupational Medicine is also shown on the attached drawings and includes both monument (site) signs as well as building signage. The existing pole sign with digital reader board (picture attached) will be replaced with a new, updated one (see sign type A) which will be 4'-11" tall by 9'-11" wide. The properties have frontage on 3

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streets and therefore there is a lot of allowable square feet for signage although it is not the intent of BHUC to use all the allowable square feet.

There will be a 5' tall screening fence along the east property line/s. The fence will be constructed out of wood and maintenance free siding in a residential character to fit with the neighborhood. A picture of this type of fence is attached.

The existing building and the addition will have full fire sprinkler and fire alarm systems installed in compliance with the building code.

The new building and the remodel portion of the building will meet accessibility requirements.

A portion of the existing building is in the 100-year floodplain. We have started the floodplain development process. We would like to request that this stipulation be met prior to the building permit being issued.

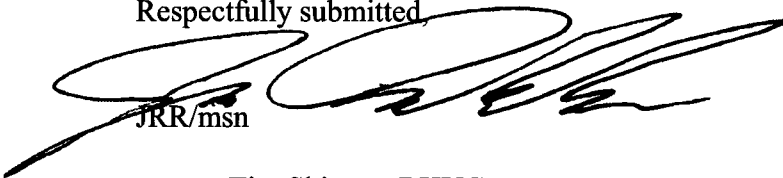
Currently there are overhead power lines that dissect the property across the front (south) side of the existing building. We have started the process of working with BHP&L to go underground with these power lines. They in turn would like to create a loop feed to this property to the East and provide some overall electrical improvements in this area of town.

Regarding the sidewalk located on private property (SW corner of development), we will provide an access easement prior to issuance of the building permit.

There are currently 6 driveway approaches to these 5 lots. Our design proposes to provide a total of 5 lots to service these two businesses (Urgent Care and Coffee Shop). Of the 5 lots, only one is located off the major street (Haines Avenue) with two approaches on both Curtis and Wright Street. The 5 approaches are required for adequate flow and operation of the businesses. Urgent Care / Occupational medicine require rear access for general loading and unloading as well as an emergency ambulance exit that doesn't interrupt the main front approach and a separate staff entry. The coffee shack needs a flow-thru circulation path that prevents customers from existing the way they came in back onto Haines Avenue.

Please let me know if there is any additional information or details that are required. In addition I would be happy to meet to review any of this information. Thanks for your involvement on this project.

Respectfully submitted,



JRR/msn

cc: Tim Skinner, BHUC  
John Meyen, Gustafson Builders  
File

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