

**SUPPLEMENTAL INFORMATION  
FINAL PLANNED DEVELOPMENT OVERLAY APPLICATION***Submittal Date: March 2013***PROJECT: RUSHMORE CROSSING – LOT 6/BLOCK 3 MULTI-TENANT BUILDING****LEGAL DESCRIPTION**

Lot 6 in Block 3 of Rushmore Crossing in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 34, Page 172, and on the plat filed in Plat Book 35, Page 71.

**PREVIOUS APPLICATIONS/APPROVALS**

Applicant is requesting a Final Planned Development Overlay for the parcel described above, located within the Planned Commercial Development known as Rushmore Crossing. The following is list of approvals previously granted by the City that effect 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

**DEVELOPMENT SUMMARY**

Applicant plans to develop this parcel for a multi-tenant retail building along with the accompanying parking field, sidewalks, landscaping and lighting improvements (“site improvements”) typically found at a shopping center. Further, 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 parcel will have two shared access points along Eglin Street, and will have internal connectivity to the adjacent properties (Famous Dave’s BBQ restaurant and undeveloped Rushmore Crossing outparcel). This access and connectivity plan replicates the existing plan for the other properties located on the north-side of Eglin Street within the Rushmore Crossing shopping Center (Longhorn Steakhouse, Interstate Battery, 1612 Eglin Street Multi-Tenant Building and Famous Dave’s).

The infrastructure, inclusive of the street improvements, traffic signals and main utility lines, that serves 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 proposed building will contain approximately 8,150 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 63 parking stalls, inclusive of ADA compliant handicap stalls, which equates to a parking ratio of 7.7 spaces per 1,000 square feet of floor area.

The parcel will contain one ground-mounted identification sign located near the south 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 1612 Eglin Street (photo attached hereto). It will be approximately four feet tall and eight feet wide. The sign will be set back 10’ from the ROW line.

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. A copy of the Geotechnical Report and the Drainage Report are also included.

**RECEIVED**

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**Rapid City Community Planning  
& Development Services**