Case No. 19UR024

Legal Description:

Lot 4 of LJS Subdivision located in the NW1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
We live in a world of retail disruption and recognize change is necessary to meet the needs of customers today and in the future. With the ever-increasing expectations of consumers and an overall shift to more online retail, consumers expect to receive their products immediately. Now, more than ever, it is imperative to ensure our customer expectations are being met by providing products to customers as quickly as possible. In order to do this, Freed’s needs to invest in a distribution center, in Rapid City, to be able to meet the demands of our customers within the timeline they expect.

A high level of research has gone into the design of this building. The typography of the land requires an entrance on the west side. Loading docks must be on the south side. This is because of the general direction of the wind and weather conditions in our area. The north side of the property starts to slope significantly, making it difficult for any type of entrance. Fortunately, this slope gives us the opportunity to dress up the area with impressive landscaping and special touches you would expect to see on a commercial building.

The building has been designed to have beautiful curb appeal from both Mall Dr. and N. Maple Avenue. The loading docks are positioned in an area that is not visible from the street, yet is still logistically easy to navigate with a large truck or semi. The building has an “L-Shaped” design, which will hide the loading docks and also define a showroom and designate a customer pick up area.

This will be a 30,000 sq ft facility with a specialized distribution center and a retail component. Depending on racking requirements, we plan to have a sloping roof that starts at about 25’ and goes up to a 30’ ceiling. The showroom and customer pick-up area will be about 20’ and go up to a 25’ ceiling.

A large component of this building is a customer pick up area. When customers arrive to the building to pick up their home furnishings, they will check in at the front desk, located in a 2,625 sq foot showroom and reception area. From there, they will be directed to a convenient and safe customer loading area. The customer will also be able to browse through close-out furniture, discontinued furniture, odds & ends, and furniture care product while in the showroom. In addition to having the aforementioned product on hand, we will have warehouse sales in the showroom throughout the year, promoting special merchandise and supporting retail sales.

Other areas in the building include storage areas for home furnishings inventory so it be can be re-distributed to customers’ homes and our existing retail stores. We will also have an area for furniture repair, offices, bathrooms, and a break room.

This building will be staffed by roughly 15 operational employees. Not only will this facility add an impressive exterior façade to Mall Dr., it will provide a safe place for our employees to work efficiently. Employees will include sales associates, a logistics manager, receiving manager, service manager, customer service reps, delivery drivers and warehouse associates.
We believe the requirements have been meet for a conditional use permit in a general commercial area. The investment in this property proves that Freed’s Furnishings Group, comprised of Ashley HomeStore, Freed’s Floors and 5th & Main Furniture by Freed’s, is invested in Rapid City. This will directly benefit our community, our 100+ staff and their families, and our local economy.
Inside Sketch Drawing

Racking

Racking

Racking

Furniture Assemble
Prep Area

Furniture Repair
Office Area

Mezzanine
Above,
Bathrooms,
Break Room
Front Desk,
Reception
Area

Customer
Pick-Up
Staging Area /
Showroom

*Not to scale*