Case No. 22PD008

Legal Description:

Lot 3A of Rushmore Crossing, located in Section 30, T2N, R8E, Rapid City, Pennington County, South Dakota
February 11, 2022

City of Rapid City
Department of Community Development
300 Sixth Street
Rapid City, SD 57701

Re: New Fuji Japanese Steakhouse Restaurant at 1141 Eglin Street – PD Major Amendment

To Whom it may concern:

This letter supports the attached Planned Development / Major Amendment application for the new Fuji Restaurant at 1141 Eglin Street within the Rushmore Crossings neighborhood. The following applies:

1. An initial meeting was held with City Planners and Engineers in October 2021. The meeting was requested by Ian Garduna of Renner Engineering. A preliminary site plan was presented and discussed. In particular, the adequacy of the parking was discussed, including follow up conversations/email correspondence confirming the adequacy of the proposed parking. Copies of those emails are attached to this letter.

2. A completed application is attached to this letter. The document has been signed and scanned by the current Owner, CPP Rushmore II, LLC. They are the Owner for both the subject property (1141 Eglin) that is currently being discussed for selling to Fuji and also the developed retail to the south (1165 Eglin) that includes Boot Barn, Ross, Skechers, an orthodontist, and Party America businesses. An original signature is being forwarded to us. We will forward to the City if required. A check for $250 for the application fee is attached.
   a. A vicinity map of the Rushmore Crossings area is included in the drawings.
   b. A comprehensive site plan C400 is included in the Civil Drawing set. Several other site drawings are included in the set to describe different design features of the project.
   c. Four sets of the Architectural, Site Civil/Landscape, and the Electrical Site Plan are attached. An 8.5x11 of the C400 Site Plan is attached. We can certainly provide a pdf of this document upon request.
   d. The intended uses are an approximately 9500 sf Fuji Japanese Steakhouse restaurant and a 2500 sf restaurant with a drive-up window. The smaller restaurant, to be named, is not fast food. Patrons order, pay on-line and come pick-up their orders inside the restaurant or at the drive-up window. There are
no orders taken at the drive-up lane or within the restaurant. There is limited seating in the facility since most of it is intended for carry-out. Both restaurants are being developed and will be owned by the same family business.
e. See Civil Drawings set for all new access, utilities, etc.
f. Fuji, upon purchasing the property, will be part of an existing Operations Easement Agreement governing the shared amenities and open spaces of Rushmore Crossings.
g. A Floodplain Development Permit is not applicable to this site or application.
h. A Traffic Impact Study was not required per the preliminary meeting and follow-up with City staff.
i. A drainage report prepared by Renner Associates is attached.

3. Please let us know when the property owner’s list is available for mailing notices.
4. Please let us know when the official letter of notification is available.
5. Please let us know when the Planned Development sign is available for posting.
6. A completed checklist is attached.

Sincerely,

[Signature]

Donovan Broberg, Architect
ARC International, Inc.