Case No. 17PD040

Legal Description:

Lot 3 of Tract C of Rushmore Center located in SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
LETTER OF INTENT
FOR
FINAL PLANNED DEVELOPMENT
LOT 3 OF TRACT C OF RUSHMORE CENTER, RAPID CITY, SD

PECO KID LLC intends to develop Lot 3 of Tract C of Rushmore Center in Rapid City, SD. The site is zoned General Commercial with Planned Development Designation.

The project has 2 phases. Phase 1 of the project will consist of a 4 story hotel with 121 rooms plus parking as shown on the drawings.

Phase 2 will be developed at a later, yet unknown date. Final use of Phase 2 is unknown at this time. The drawings show Phase 2 as an assumed restaurant plus parking expansion. Actual use and size of the Phase 2 building and parking are subject to change when development actually occurs.

A Major Amendment will be applied for at the time development of Phase 2 is proposed.

PHASE 1:

- 4 story hotel with 121 rooms plus meeting rooms. Meeting rooms are for the use of motel patrons only.

- The proposed building has a first floor area of 16,705 square feet. See first floor plan.

- Lot coverage and setbacks meet City zoning code. See information on the drawings.

- A minimum of 121 parking stalls will be included with the Phase 1 construction to meet the zoning requirement of 1 stall per room. See parking calculations on drawings.

- Landscaping meets City point requirements. Several islands are proposed. See Landscape Plan which has been prepared by the Owner.

- Retaining wall will be constructed along a portion of the south side of the site. 4’ high chain link fence will be provided along the on top of the wall.

- Site lighting is proposed as indicated on the drawings.

- Trash Enclosure will be screened, Final design will be provided by Architect at Building Permit stage.

- A site entrance sign and 2 building signs are proposed. Sign locations are indicated on the drawings. See attached sign package provided by the Owner for sign details.
• Phase 1 and Phase 2 will have shared access and parking through a private agreement if necessary.

EXCEPTION REQUESTED FOR PHASE 1:
• An exception is requested to allow a maximum building height of 52.5’. See Architectural Elevation views.

PHASE 2:
• Phase 2 is for a second building and parking expansion at the site. A future Phase 2 building is conceptually shown on the drawings for illustrative purposes as a 4,800 square foot restaurant building with associated parking expansion. Final use and sizes of building and parking will be determined when development is proposed in the future.

• Lot coverage and setbacks for Phase 2 are expected to meet City zoning code. See calculations on the drawings based on the concept building.

• It is unknown at this time if the Phase 2 site will be split off as a separate lot or maintained as second structure on one lot. A shared parking and access agreement will be recorded if the Phase 2 area is split off as a separate lot in the future.

• A Major Amendment to this Final Planned Development application will be submitted when Phase 2 is proposed.

• No exceptions are currently being requested for Phase 2.

(End of Letter of Intent)
Frame and lamp enclosed in interior of monument sign. Front and back of sign identical. Total height of sign 8' 0 3/8".

Proposed: Comfort Inn & Suites