



CENTERLINE

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MEMORANDUM

TO: Growth Management
FROM: Lawrence M. Kostaneski, PE
DATE: May 23, 2005

RE: 05SV029 Stoney Creek Plaza Project: Variance Request
CC: Jack Lynass

Message: Ref. 05SV029 Staff Report & 05PL056.

The staff report for the reference item provides a citation to Chapter 16.16, justifying the need for a variance to these regulations. *It's not clear to which sub-section the citation refers, or which one actually applies.*

The proposed project seeks to capitalize on the intersection of these two important city roadways. It also represents the development energy that was hoped for after the completion of Catron Blvd.

Staff's traffic projections notwithstanding, compare the proposed footprint to Baken Park, for example, which has a bank, a large grocery store, and a convenience store anchoring three corners of a very dense commercial campus. Add the strip mall along Mt. View and the numerous access points into the campus, and it becomes obvious that the proposed Stoney Creek Plaza is modest by comparison.

It's worth noting that neither Baken Park nor the many other similar commercial clusters rely on city streets to impede the flow among the various individual stores. They all function quite well with parking drive aisles.

The argument that individual lots is the primary distinction fails to reconcile the substantive question: how do these other commercial campuses function with exactly the same circulation strategy that is requested for the Stoney Creek Plaza project?

Request:

1. The applicant requests the Planning Commission grant the requested variance – whatever its proper form – and allow this project to proceed with the circulation strategy proposed. A caveat could be included regarding the permanence of the access easements across the various future lots created during the course of the project.
2. Clarify the specific location for which a WORP is required.

Please provide a copy to the Planning Commission or call with questions. Thanks.

END