



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT
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MEMORANDUM

TO: Rapid City Planning Commission

FROM: Marcia Elkins, Planning Director

DATE: December 13, 2002

RE: Correction to the Minutes of the November 21, 2002 Meeting

Attached please find a copy of an e-mail from Larry Kostaneski on behalf of Lazy P-6 requesting a correction to the minutes of the November 21, 2002 Planning Commission meeting for Items 55 and 56. The motion reads, "Hoffman moved, Schmidt seconded and unanimously carried to recommend that the Layout Plat and the Special Exception to allow curbside sidewalks in lieu of property line sidewalks as required by Section 7.5 of the Street Design Criteria Manual be denied without prejudice at the applicant's request." Mr. Kostaneski is requesting that the words "at the applicant's request" be struck from the minutes as they do not accurately reflect his e-mail request dated November 14, 2002. Copies of both of his e-mail requests are attached for your review.

Staff has no objection to the proposed correction. Please let me know if you have any questions or concerns.



EQUAL OPPORTUNITY EMPLOYER

Elkins Marcia

From: Centrline@aol.com
Sent: Thursday, December 12, 2002 2:48 PM
To: marcia.elkins@ci.rapid-city.sd.us
Cc: proinc@gwtc.net; jb@costelloporter.com
Subject: 02PL052 Lazy P-6 Layout Plat

Marcia:

After reviewing the 11/21/02 Commission minutes for the above referenced action, it appears that the language chosen does not exactly reflect either the staff report or the 11/14/02 email on the same subject.

Lazy P-6 formally requests this motion shown in the minutes be amended to accurately reflect the documents referenced.

Call with questions. Thanks.

Lawrence M. Kostaneski, PE
Centerline, for Lazy P-6

From: Centrline@aol.com
Sent: Thursday, November 14, 2002 2:32 PM
To: marcia.elkins@ci.rapid-city.sd.us; vicki.fisher@ci.rapid-city.sd.us
Cc: randy.nelson@ci.rapid-city.sd.us; proinc@gwtc.net
Subject: 02PL052 Lazy P-6 Layout Plat

Marcia Elkins:

Lazy P-6 recently submitted a revised Layout Plat. This Layout showed a few changes, but they continue to demand that the drainage routing scenario adjacent to their east property line be accepted as they show. They are not willing to negotiate this proposal.

Whether it's road widths, water main sizes or corridor connections, the City has infrastructure system expectations that all applicants must follow. If an applicant refuses to meet any one of these system expectations, the City has for the last 25 years simply denied the applicant's request.

The Engineering Division has indicated for 18 months that this is not the acceptable routing scenario at this location. Lazy P-6 has no intention of providing more calculations beyond the massive amount of work already performed by the City. It believes - de facto - that the drainage should route as shown.

Lazy P-6 wants closure on this Layout at the 11/21/02 Planning Commission. In their opinion there is nothing else to negotiate. They are fully apprised of the risks when they refuse to comply with a system requirement. They are prepared to accept that risk and its outcome.

Lawrence M. Kostaneski, PE for Lazy P-6 Land Company
Centerline

meeting with the stipulation that the Conditional Use Permit be reviewed by the Historic Preservation Commission. (9 to 0 with Fast Wolf, Hoffmann, Mickelson, Prairie Chicken, Schmidt, Stone, Swedlund, Wall and Wevik voting yes and none voting no)

54. No. 02VR006 - Schnasse Subdivision

A request by Dream Design International, Inc. to consider an application for a **Vacation of Right-of-Way** on Lots 1 thru 3 of Block 7 of Schnasse Subdivision, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 225 East Watertown Street.

Elkins advised that the applicant has requested that the Vacation of Right-of-Way be continued to the December 19, 2002 Planning Commission meeting.

Hoffmann moved, Mickelson seconded and unanimously carried to the recommend that the Vacation of Right-of-Way be continued to the December 19, 2002 Planning Commission meeting at the applicant's request. (9 to 0 with Fast Wolf, Hoffmann, Mickelson, Prairie Chicken, Schmidt, Stone, Swedlund, Wall and Wevik voting yes and none voting no)

---BEGINNING OF REGULAR AGENDA ITEMS---

Elkins requested that items 55 and 56 be considered concurrently.

55. No. 02PL052 - Section 19, T1N, R8E

A request by Centerline, Inc. for Lazy P-6 Properties, LLC to consider an application for a **Layout Plat** on GL 1-2 Less ROW, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Catron Boulevard and east of proposed future 5th Street.

56. No. 02SE004 - Section 19, T1N, R8E

A request by Centerline, Inc. for Lazy P-6 Properties, LLC to consider an application for a **Special Exception to allow curbside sidewalks in lieu of property line sidewalks as required by Section 7.5 of the Street Design Criteria Manual** on the SW1/4 NW1/4 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Catron Boulevard and east of proposed future 5th Street.

Elkins advised that there are drainage basin plan issues that have not been resolved concerning the Layout Plat. She explained that staff is recommending that both the Layout Plat and the Special Exception to allow curbside sidewalks in lieu of property line sidewalks be denied at the applicant's request as outlined in the e-mail submitted by the consulting engineer.

Schmidt moved to recommended that the Layout Plat and the Special Exception to allow curbside sidewalks in lieu of property line sidewalks as required by Section 7.5 of the Street Design Criteria Manual be denied at the applicant's request. The motion died for lack of a second.

Hoffmann moved, Schmidt seconded and unanimously carried to recommend that the Layout Plat and the Special Exception to allow curbside sidewalks in lieu of property line sidewalks as required by Section 7.5 of the Street Design Criteria Manual be denied without prejudice at the applicant's request. (9 to 0 with Fast Wolf, Hoffmann, Mickelson, Prairie Chicken, Schmidt, Stone, Swedlund, Wall and Wevik voting yes and none voting no)

Elkins requested that Items 57, 58 and 59 be considered concurrently.

57. No. 02CA057 - Minnesota Ridge Subdivision

A request by Wyss Associates Inc. for West Hills Village to consider an application for an **Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 4.3 acre parcel from Low Density Residential II District to Medium Density Residential District with a Planned Residential Development** on Tract B of Minnesota Ridge Subdivision, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southwest of the intersection of 5th Street and Anamaria Drive along Alta Vista Drive.

**58. No. 02PD064 - Minnesota Ridge Subdivision

A request by Wyss Associates Inc. for West Hills Village to consider an application for a **Planned Residential Development - Initial Development Plan** on Tract B of Minnesota Ridge Subdivision, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southwest of the intersection of 5th Street and Anamaria Drive along Alta Vista Drive.

59. No. 02RZ066 - Minnesota Ridge Subdivision

A request by Wyss Associates Inc. for West Hills Village to consider an application for a **Rezoning from Low Density Residential II District to Medium Density Residential District** on Tract B of Minnesota Ridge Subdivision, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southwest of the intersection of 5th Street and Ana Maria Drive along Alta Vista Drive.

Elkins reviewed the slides and presented staff's recommendations for Items 57, 58 and 59.

Stone asked if the applicant was in agreement with the stipulations. Elkins stated that to her knowledge the staff has not received any comments or concerns from the applicant.

In response to a question by Mickelson, Elkins advised that the neighbors have been notified.

Eirik Heikes, Wyss Associates, advised that the applicant had also sent a letter to the neighbors outlining West Hill Villages' requests.

Hoffmann stated that in his opinion this is an appropriate change in zoning, a good transition and overall a good project.