



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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April 8, 2011

Patsy Horton – Acting Director
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Major Amendment to PCD
Black Hills Landscapes – 1996 Sedivy Lane

Patsy:

On March 26, 2010, I met with former Growth Management Director Marcia Elkins and staff, along with property owner Robert Deneke and contractor Brian Neumann, to discuss the above property.

The principal structure on the property had suffered significant damage during a recent fire and was rendered unusable for their business known as “Valley Green Lawn & Garden Center”. During the March 26, 2010 meeting, Ms. Elkins worked with Mr. Deneke to identify an opportunity to conduct business using a temporary structure for a period of 1 year. A request for Initial and Final Planned Development for that purpose was submitted and subsequently approved by the Planning Commission on April 8, 2010.

During the past year, Mr. Deneke has decided to remove the retail portion of his business and provide only landscaping services. On behalf of Mr. Deneke, we are submitting a request for Major Amendment to the PCD to allow for use of this property as a landscape service.

Per the attached site plan and information, Mr. Deneke is proposing to construct a 112' x 36' building in the same location as the previous structure. The new structure will be a metal post frame building per the attached building elevations. The color of new structure will be “Mocha Tan” with a “Forest Green” metal roof, per the attached color palate. The lower portion of the building will have a natural stone wainscot on the south and west sides of the building. We have attached a photo of the proposed stone.

The building materials will be metal, glass, stone, but may include wood and/or other materials.

The building colors shall remain within the color palate provided.

For the security stock planting materials, a portion of the site will be fenced with chain link fencing not to exceed 6' in height. Areas of chain link fencing (with the exceptions of gates access areas) will be planted with vines or foliage to screen the fence and materials.

On the northeast end of the property, a proposed 6' high wood privacy fence is proposed to screen the commercial use from the adjoining residential use. In order to preserve the sight triangle along Pecan Lane, the fence will extend to within 10' of Pecan Street right-of-way and will be 4' in height for the first 15'. All other fencing will remain as existing.

Landscaping and lighting information is shown per the attached plans.

The existing monument sign at the corner of Sedivy Lane and East St. Francis Street will be removed. The existing pole sign at the northwest corner of the site will remain per the attached proposed sign information. A similar sign will be placed on the west face of the building near the entrance.

Access to the site will be relocated to the northwest corner of the site such that access is taken from the paved portion of Sedivy Lane. This will improve the current approach separation from the East St. Francis Street intersection. Ms. Elkins further identified in our March 26, 2010 meeting that Mr. Deneke was only responsible for road improvements to the area at which he was taking access from the right-of-way. She confirmed that if he was to take access from the existing paved segment of Sedivy Lane, no additional road improvements would be required. We have prepared and submitted our site plan according to that direction.

In addition, a request for vacation of right-of-way is being submitted for the undeveloped portion of Beechwood Lane. A request for developmental lot agreement is also submitted for the westerly 9 lots.

We believe that the proposed plan will allow Mr. Deneke to continue to operate his business with a similar building footprint, but with reduced traffic from the elimination of retail services. The proposed building, parking and landscaping will be a significant improvement over the current situation and will have less traffic impacts for residential uses in this area.

On behalf of Mr. Deneke, we appreciate your consideration of this application and request.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck
President

jlf