



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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January 24, 2013

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JAN 24 2013

Brett Limbaugh – Director
 Community Planning & Development Services
 City of Rapid City
 300 Sixth Street
 Rapid City, SD 57701

Rapid City Community Planning
 & Development Services

RE: Request for Initial Planned Development

Director Limbaugh:

On behalf of property owners Atlantis, LLC, we are submitting the enclosed request for Initial Planned Development for the property known as Lot 1 Revised of Atlantis Subdivision.

This property is located at the southeast corner of the intersection of Elk Vale Road and Interstate 90. This specific lot contains the Fairfield Inn & Suites and Watiki Waterpark. The adjoining property to the north is under the same ownership and contains the existing LaQuinta Inn. The northerly parcel is within the city limits and jurisdiction of the City of Box Elder. The property was originally developed jointly and contains existing cross-use agreements for access, parking and utilities.

The enclosed application is a request to allow an easterly 30,800 +/- sf expansion of the existing Waterpark. Also to be developed as apart of this project but within the jurisdiction of the City of Box Elder is a new 5-story Marriott Residence Inn and a Convention Center.

With this application for Initial Planned Development we are asking for an extension of the height limit from 45' to 80' for the proposed Waterpark expansion. Per the attached floor plan and elevation, the expansion will include slides, pool area, wave pool and swim up bar with an outdoor pool deck area. The structure will be an open-air format with clear sky views. The Waterpark expansion will be connected to a new Marriott Residence Inn located in Box Elder and there will be balcony views from the south facing rooms into the Waterpark Area. The northernmost portion of the Waterpark and the balconies on the south wall of the Residence Inn will be located in Box Elder.

This will be a unique architectural structure and the roof will be curved with the highest point on the north wall of the Waterpark where it attaches to the Residence Inn. The roof will then slope down as it runs to the south edge of the building. The highest point of the roof structure as it enters into Rapid City jurisdiction will be 80' and the roof will diminish to a height of 30' +/- on the south wall of the structure.

In addition to the uniqueness of the design and features provided we would like to point out that the finished floor of the proposed Waterpark expansion will begin 15' below the finished floor level of the existing park. Along the easterly edge of the existing Waterpark there is a retaining wall and a significant difference in ground elevation. That difference in elevation is also present on the westerly

portion of this lot as the adjoining Elk Vale Road is at a significantly higher elevation than the existing Fairway Inn and Waterpark.

In addition to the request for height exception we are requesting expansion of an existing Conditional Use Permit for on-sale liquor. The current CUP allow for on-sale liquor within the existing Waterpark area. It has been previously determined that this is an appropriate location and use for this recreational area and we are merely seeking to extend that same use to the Waterpark expansion.

As this project moves forward and we prepare final plans for construction purposes and submit our request for Final Planned Development, we anticipate that there will be additional cross-use agreements for access, parking, utilities and stormwater concerns that will be located within the Box Elder jurisdiction.

We appreciate your time and consideration of this application and request. Please do not hesitate to contact us if you have any questions.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck
President

jlf
encl

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& Development Services