



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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July 12, 2013

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

RE: Request for Final Planned Development

Director Limbaugh:

On behalf of property owners Atlantis, LLC, we are submitting the enclosed request for Final 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.

Through the Initial Planned Development, approval was secured for a building height exception for the Waterpark and expansion of the Conditional Use Permit for on-sale liquor (13PD002 – February 21, 2013).

The cross-use agreement addressing common access, parking, landscaping, utilities and storm water development has been executed by the owners and approved by City Council. A copy of the executed agreement is attached. The development will be constructed primarily within Box Elder jurisdiction but will be utilized collectively for the Waterpark, hotel(s) and convention center.

In addition to the items addressed with in the Initial Planned Development, we request a fence height exception to allow a 7' high wood screening fence along the perimeter of the exterior deck area on the south side of the proposed Waterpark expansion. Elevations for the proposed fence are attached. The deck area will serve the patrons of the Waterpark and will allow outdoor access to a confined (fenced) area. The proposed fence is separated from adjoining properties by existing railroad right-of-way and will not obstruct or impede views.

Parking for the combined uses will be constructed primarily within the Box Elder jurisdiction. While the Waterpark use is not limited to hotel patrons only, the majority of use derives from existing on-site

patrons. The same will apply to the proposed convention center. The primary purpose of the center is to provide additional services and amenities for hotel customers. Due to the collective use and nature of the existing and proposed development, we are requesting an acknowledgement and reduction of total parking requirements from 453 to 359 as shown on Sheet 5 of the attached plans. Based on the developer's industry experience, the provided parking will be adequate for the proposed combined uses.

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.

A handwritten signature in black ink, appearing to read "Janelle L. Finck". The signature is fluid and cursive, with a prominent loop at the end.

Janelle L. Finck
President

jlf
encl