

Narrative Statement
for
Proposed Platting of Lot 1 and Lot 2, Block 1
Walpole Heights Subdivision
(formerly Tract C Revised of Walpole Heights Subdivision
and Lot AB1 of NE ¼ SE ¼ Section 11, T1N R7E BHM)

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**Rapid City Growth
Management Department**

General Description:

The proposed platting concerns the Comfort Inn and Suites and Ruby Tuesday restaurant properties southwest of the intersection of Mount Rushmore Road and Fairmont Boulevard in south Rapid City. Ruby Tuesday and Comfort Inn and Suites occupy existing Tract C Revised Walpole Heights Subdivision (5.645 ac.), and Lot AB1 (0.445 ac.). Lot AB1 is former street right-of-way adjoining Tract C Revised which has been vacated.

Tract C Revised and Lot AB1, along with Tract D and Tract A Revised and Lot AB, on the north side of Fairmont, have a Planned Commercial Development designation. The PCD includes the Ridco Jewelry Factory and Retail Outlet.

Proposed Action:

The proposed action will re-subdivide Tract C Revised and Lot AB1 into two new lots (Lots 1 and 2, Block 1). The new lots are configured such that Ruby Tuesday will be on new Lot 1 and Comfort Inn and Suites will occupy new Lot 2. The re-subdivision will allow sale of the Comfort Inn and Suites separately from Ruby Tuesday.

The existing Ridco Jewelry Factory and store properties are not changed by this action.

The proposed Lot 2 (Comfort Inn and Suites) will not have frontage on the public street providing access to the site (Fairmont Boulevard). Access to Lot 2 will be provided via a proposed access and utility easement through proposed Lot 1. The access easement is located to coincide with the existing private street which provides access and utilities from Fairmont Boulevard to Comfort Inn and Suites.

The proposed action includes the following actions:

- 1) Platting of proposed Lots 1 and 2;
- 2) Subdivision variance to allow the existing 24-foot wide private street to remain in service without conformance to the current City standard (26-foot wide);
- 3) Design exception to allow existing curbside sidewalks to remain for the existing private street in lieu of boulevard separation of curb and sidewalk; and
- 4) Amendment to the existing PCD to allow the proposed re-platting and easement designations.