

STAFF REPORT  
October 9, 2008

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**No. 08SV047 - Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along East Anamosa Street and to waive the requirement to install sidewalk on Concourse Drive as per Chapter 16.16 of the Rapid City Municipal Code** **ITEM 24**

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GENERAL INFORMATION:

APPLICANT	Rapid City Economic Development Foundation
AGENT	FourFront Design, Inc.
PROPERTY OWNER	Rapid City Economic Development Foundation
REQUEST	<b>No. 08SV047 - Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along East Anamosa Street and to waive the requirement to install sidewalk on Concourse Drive as per Chapter 16.16 of the Rapid City Municipal Code</b>

EXISTING  
LEGAL DESCRIPTION

Lot 1 of Block 3 and a portion of Government Lot 2, located in the NE1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: Commencing at the N¼ Corner of Section 4, Township 1 North, Range 8 East of the Black Hills Meridian, Pennington County, South Dakota; Thence S00°06'56"W along the Center 1/4 line of said Section 4 a distance of 124.10 feet to a point on the South Right-of-Way of East Anamosa Street, Thence N89°56'23"E along said South Right-of-Way of East Anamosa Street a distance of 142.23 feet to a point along said Right-of-Way to the point of beginning; Thence N89°57'20"E along said South Right-of-Way of East Anamosa Street a distance of 285.56 feet to the intersection of the South Right-of-Way of East Anamosa Street and the West Right-of-Way of Concourse Drive; thence S00°11'20"W along the West Right-of-Way of Concourse Drive a distance of 129.00 feet; thence continuing along the West Right-of-Way of Concourse Drive along a curve to the LEFT, having a radius of 562.00 feet, a delta angle of 13°19'37" and whose long chord bears S06°43'28"E a distance of 135.30 feet; thence continuing along the West Right-of-Way of Concourse Drive S13°38'17"E a distance of 668.79 feet; thence S76°22'04"W a distance of 265.23 feet; thence N13°37'01"W a distance of 439.18 feet; thence

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S76°22'37"W a distance of 60.35 feet; thence  
N13°37'23"W a distance 302.02 feet; thence  
N77°53'25"E a distance of 57.99 feet; thence  
N05°25'18"W a distance of 258.44 feet to the point of  
beginning

PROPOSED

LEGAL DESCRIPTION

Lot 1R and Lot2 of Block 3 of Rushmore Business Park,  
located in the NE1/4, Section 4, T1N, R8E, BHM, Rapid  
City, Pennington County, South Dakota

PARCEL ACREAGE

Approximately 6.3 acres

LOCATION

333 Concourse Drive

EXISTING ZONING

Light Industrial District

SURROUNDING ZONING

North: Low Density Residential District  
South: Light Industrial District  
East: General Commercial District  
West: Medium Density Residential District (Planned  
Development Designation) - Low Density Residential  
District (Planned Development Designation)

PUBLIC UTILITIES

City water and sewer

DATE OF APPLICATION

9/12/2008

REVIEWED BY

Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along East Anamosa Street and to waive the requirement to install sidewalk on Concourse Drive as per Chapter 16.16 of the Rapid City Municipal Code be continued to the October 23, 2008 Planning Commission meeting to be heard in conjunction with the associated Preliminary Plat application.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations(#08SV047) to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along East Anamosa Street and to waive the requirement to install sidewalk on Concourse Drive as per Chapter 16.16 of the Rapid City Municipal Code. In addition, the

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applicant has submitted a Preliminary Plat (#08PL131) to revise an existing lot, create one additional lot and leaving the remaining portion of the property as an unplatted balance. The property is located at the southwest of the intersection of East Anamosa Street and Concourse Drive. The property is currently zoned Light Industrial District and a manufacturing facility is currently located on a portion of the property.

**STAFF REVIEW:**

Staff has reviewed the Variance to the Subdivision Regulations request and has noted the following considerations:

**East Anamosa Street:** East Anamosa Street is located along the north lot line of the property and is classified as a principal arterial street requiring that it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface with no on-street parking, curb, gutter, sidewalk, street light conduit, water and sewer. The street is currently undeveloped and located in a minimum 100 foot wide right-of-way. The applicant is requesting a Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along East Anamosa Street as per Chapter 16.16 of the Rapid City Municipal Code. However, this street is located at the intersection of East Anamosa Street and Concourse Drive and would be a continuation of the existing paved Concourse Drive west on East Anamosa Street. It is the developer's responsibility through the platting process to construct East Anamosa Street to a collector street standard. As such, staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along East Anamosa Street as per Chapter 16.16 of the Rapid City Municipal Code be denied.

**Concourse Drive:** Concourse Drive is located along the east lot line of the property and is classified as a minor arterial street requiring that it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface with no on-street parking, curb, gutter, sidewalk, street light conduit, water and sewer. Concourse Drive is currently constructed with a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface with no on-street parking, curb, gutter, street light conduit, water and sewer. However, there is currently no sidewalk constructed along Concourse Drive. On August 4, 2008 City Council approved Ordinance Amendment No. 5410 requiring Section 16.60.080 of the Rapid City Municipal Code requiring sidewalks to be constructed in areas zoned Light Industrial District. The Ordinance Amendment became effective August 29, 2008. There is a residential development proposed to the west of this property and it is important to provide safe pedestrian walkways to connect the residential and industrial developments. As such, staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install sidewalk along Concourse Drive as per Chapter 16.16 of the Rapid City Municipal Code be denied.

**Notification Requirement:** As of this writing, the required receipts from the certified mailing have

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not been returned. Staff will notify the Planning Commission at the October 9, 2008 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.