



December 10, 2009

Growth Management Department  
 City of Rapid City  
 300 6<sup>th</sup> Street  
 Rapid City, SD 57701

To Whom It May Concern:

We request the review and approval of a preliminary plat and variances for Lots 2A, 2B, and 2C of Huffman Subdivision. We have either complied with or are asking for variances to the 21 stipulations recommended in the layout plat. When the Planned Commercial Development for the "On the Border" property was submitted we did not foresee the series of events which has occurred that forces us to replat this property into three separate lots.

Following is a list of the variances we are requesting and the reasons that we believe they are justified:

1. The access to Lots 2A, 2B, and 2C is via a 36' wide road with curb and gutter that was built from E. North to just south of the entrance into the joint parking lot. This road was built to meet all City specifications and ultimately will become a City road. An application for a preliminary plat for a single lot on the east side of this access road is on the agenda for the January 7<sup>th</sup> Planning Commission meeting. That plat will extend the road to the south end of the new lot. The Master Utility Plan for this entire area shows that water and sewer to this lot will come directly from the City mains on the north side of the lot and the sewer mains for the rest of the development will be built with the main through road. Therefore we are asking for a variance to not construct the sewer line in the access road. We will construct the sidewalk on the west side of the road and the street light conduit, the sidewalk on the east side of the road, and an 8" water main will be built when construction starts next spring on that lot. We also request a variance to not construct the sidewalks on both sides of the access road from E. North St. to the service road as there are no sidewalks on E. North St. in this area.

2. The existing circulation aisles within the parking lot will provide access to Lots 2B and 2C. We are requesting a variance to reduce the 59' easement to 26', and waive the requirement to provide curb, gutter, sidewalks, street light conduit, water and sewer.

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3. The main entrance into the parking lot is from the access road on the east side of Lot 2A. We request a variance to reduce the 59' easement to 30', and to waive the sidewalks, street light conduit, water and sewer on this short entrance road.

4. An access road for delivery vehicles only is shown from the service road into the north side of Lot 2A. We request a variance to reduce the easement width from 59' to 24', reduce the pavement width from 26' to 20', and to waive the requirement for curb, gutter, sidewalks, street light conduit, water and sewer on this short entrance road.

5. There is an existing 20' wide service road between Lots 2B and 2C. We request a variance to reduce the easement from 59' to 24', reduce the pavement width from 26' to 20', and to waive the requirement to provide curb, gutter, sidewalks, street light conduit, water and sewer. We also request a variance to allow an existing garbage enclosure to remain in the easement.

6. We will construct the service road along the north side of Lot 2A with a 26' paved surface, curb, gutter, street light conduit, and a sidewalk on the south side. We request a variance to not construct the sidewalk on the north side due to severe slope at the northwest end of the road. There are existing water and sewer mains in the immediate area.

7. We request a variance to waive the requirement to construct sidewalks on both sides of E. North Street as there are no sidewalks anywhere near this property.

8. We have requested exceptions from the Public Works Dept. to allow the existing water and sewer lines to remain on the three lots.

A minor change to the Rapid City sign code that will allow the existing sign to remain is working its way through the City Council and should be adopted by the time this preliminary plat is heard by the Planning Commission.

Thank you for your consideration in this matter.

Sincerely,

Bob Brandt

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