

STAFF REPORT

June 24, 2010

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**No. 10SV013 - Variance to the Subdivision Regulations to waive the requirement to install sewer along Racine Street and to reduce the right-of-way width for LaCrosse Street from 100 feet to 80 feet as per Chapter 16.16 of the Rapid City Municipal Code**

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GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Mollers Limited Partnership
REQUEST	<b>No. 10SV013 - Variance to the Subdivision Regulations to waive the requirement to install sewer along Racine Street and to reduce the right-of-way width for LaCrosse Street from 100 feet to 80 feet as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	The vacated S1/2 of St. Louis Street, the vacated 10 foot of Racine Street and a portion of Racine Street, Tract B of the SE1/4 of the SW1/4, Section 31, T2N, R8E, all of Block 1 of Brennan and Sweeney Addition and the vacated alley in Block 1 of Brennan and Sweeney Addition of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.762 acres
LOCATION	Racine Street and LaCrosse Street
EXISTING ZONING	Medium Density Residential District - General Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Commercial District
East:	Low Density Residential District - General Commercial District
West:	Flood Hazard District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/28/2010
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement

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to install sewer along Racine Street and to reduce the right-of-way width for LaCrosse Street from 100 feet to 80 feet as per Chapter 16.16 of the Rapid City Municipal Code be denied.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install sewer along Racine Street and to reduce the right-of-way width for LaCrosse Street from 100 feet to 80 feet as it abuts the property.

On June 10, 2010, the Planning Commission recommended approval of a Preliminary Plat (File #10PL027) for the property to consolidate 23 lots into two lots to be known as Lot 1R and Lot 3 of Eastbrooke Subdivision.

The property is located north of East Omaha Street between South Waterloo Street and LaCrosse Street. The property is currently void of any structural development.

STAFF REVIEW:

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

LaCrosse Street: Currently, LaCrosse Street is located within an 80 foot wide right-of-way. However, the street is classified as a principal arterial street requiring that it be located within a minimum 100 foot wide right-of-way. In consideration of platting the property as proposed, 10 additional feet of right-of-way must be dedicated along the east lot line as it abuts LaCrosse Street.

In 1999, utilizing urban system funds, the City constructed LaCrosse Street improvements within this area which included the construction of retaining walls within the existing 80 foot wide right-of-way. Obtaining the additional 10 feet of right-of-way along LaCrosse Street as it extends north from the intersection of Omaha Street will allow for the future widening of the street to provide additional turn lanes as needed. As such, staff recommends that the Variance to the Subdivision Regulations to waive the requirement be denied.

Sewer: The applicant has indicated that a 4 inch private sewer main is located within the Racine Street right-of-way as it extends north of Omaha Street. To date, a Master Utility Plan has not been submitted for review and approval identifying the location and/or how sewer services will be provided to the property. It appears that constructing a public sewer main within this portion of the Racine Street right-of-way could potentially provide sewer service to both of the proposed lots without any future disruption along Omaha Street or Waterloo Street. As such, staff recommends that the Variance to the Subdivision Regulations to waive the requirement to construct a public sewer main along Racine Street be denied.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the June 24, 2010 Planning

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Commission meeting if this requirement is not met.