

REQUEST FOR EXCEPTION TO RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS

PROJECT Lazy P6 Land Company: Ph 3A Sandra Lane Extension - (proposed) Lot 20, Blk 1

DATE: 8/28/13 **SUBMITTED BY:** Centerline for Lazy P6 Land Co.

PIN #: 64712 NE quadrant of Sandra Lane and Topaz Lane: Gemstone Subdivision

LEGAL DESCRIPTION:

GL 1 LESS GEMSTONE SUB, LESS NORTH 80 SUB, LESS LOT H-1 AND LESS ROW; GL 2 LESS NORTH 80 SUB, LESS PT DESCRIBED BY METES AND BOUNDS (AKA BHP LOT 1), LESS LOTS H2, H3, H4 AND LESS ROW Sec 19, R8E BHM

EXCEPTION REQUESTED: SECTION 16.16.040 **STD / CRITERIA / REG** REG.

DESCRIPTION OF REQUEST: WAIVE the requirement to design/build the balance of Sandra Lane to the east boundary of Lazy P6 Property.

JUSTIFICATION:

(Please use back of sheet if additional room is needed) Future Elm St adjacent to this location is neither designed nor scheduled.

The future intersection requires a multi-barrel box culvert and downstream conveyance element per the South Truck Drainage Basin Plan. Significant input will be required from the adjoining owner. The current 195' +/- gap between Sandra and Future Elm will be needed to provide as many design options as possible. This is similar to the east end of E. Stumer.

SUPPORTING DOCUMENTATION: **Yes** **No**

PROPERTY OWNER'S SIGNATURE:** *Orin Daves* **DATE:** 09-12-13

**Or Agent, if previously designated by the Owner in writing.

FOR STAFF ONLY

STAFF COMMENTS: the proposed platting of lot 20 only impacts app. 60' of Sandra lane adjacent to the southern limits of lot 20. The adjacent property owners to the east are currently exploring options to develop their property and have stated their opposition to waiving subdivision in procurements that adjoin their property.

STAFF RECOMMENDATION: Deny. There are currently no platting related requirements to extend Sandra lane beyond the limits of lot 20, and Sandra Lane should be extended to the limits of lot 20 to prevent future hardships on the future owner of

REVIEWED BY: *Paul T. John* **DATE:** 9-25-13 lot 20.

AUTHORIZATION:

APPROVED

DENIED

RECEIVED

Brett Crum
COMMUNITY PLANNING DIRECTOR

9/25/2013
DATE **SEP 13 2013**

APPROVED

DENIED
9/25/13
DATE **ENGINEERING SERVICES**

Steph [Signature]
PUBLIC WORKS DIRECTOR*

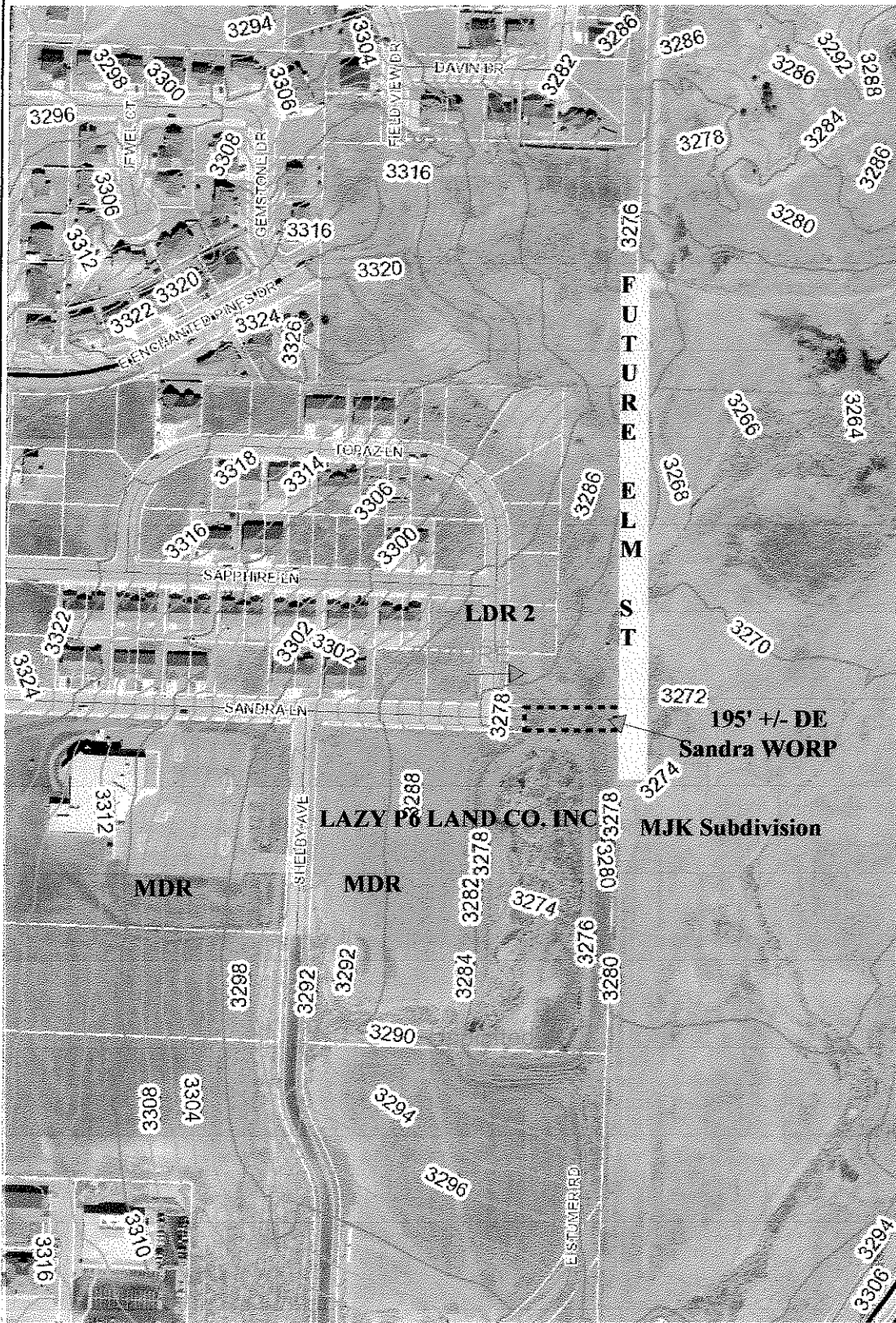
For

Revised 08/3/12

FILE #: _____

ASSOCIATED FILE#: _____

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.



- Legend**
- Roads**
 - Interstate
 - US Highway
 - SD Highway
 - County Highway
 - Main road
 - Minor arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
 - Unimproved road
 - Trail
 - FS Highway
 - Airport Runway
 - Not yet coded
 - City Contour Lines**
 - Index
 - Intermediate
 - Lot Lines**
 - Hub
 - Lot Line
 - Parcel Line
 - Township/Section Lines**
 - 0
 - 7
 - County Line

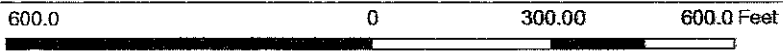
RECEIVED

SEP 13 2013

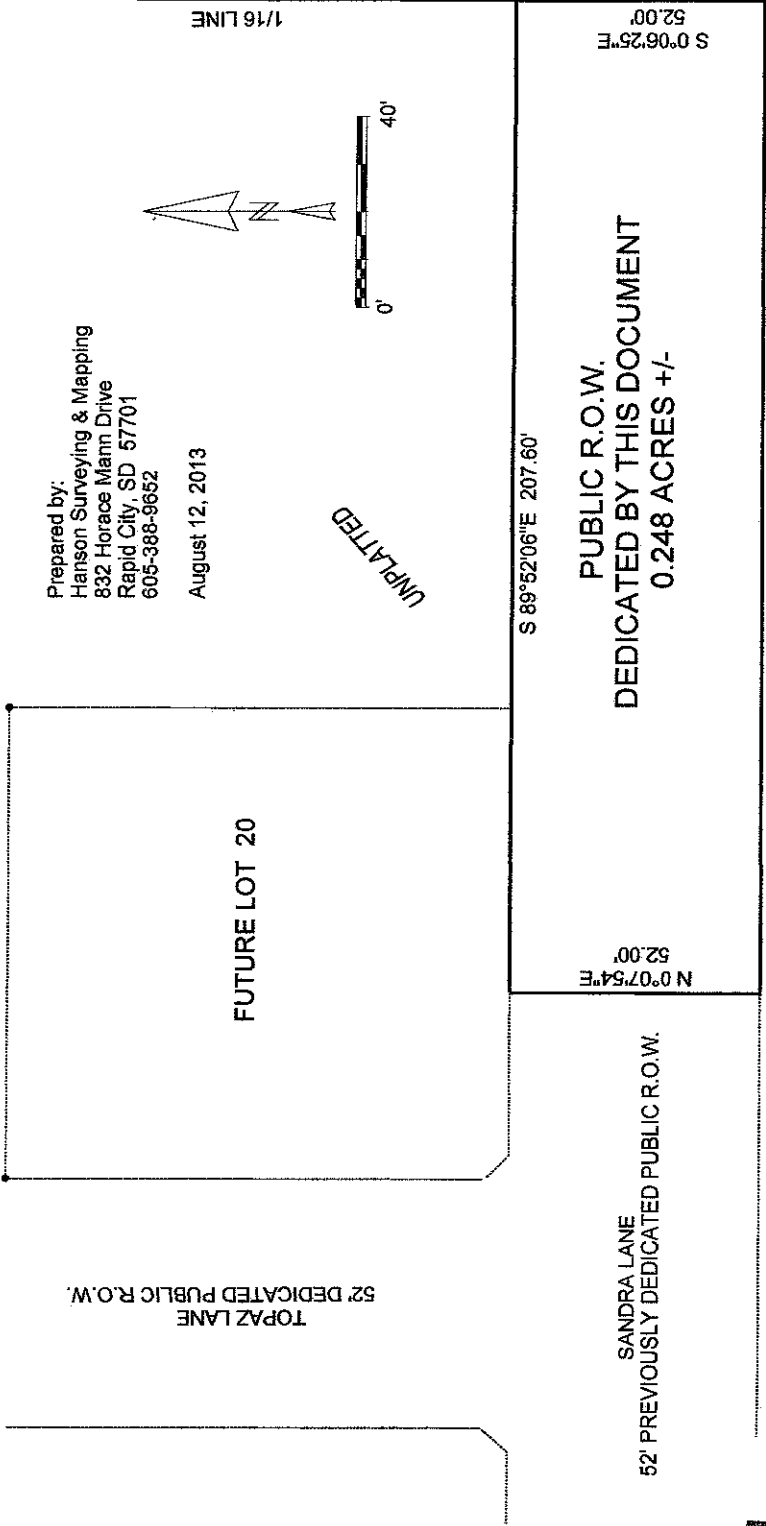
**ENGINEERING
 SERVICES**

Scale: 1: 3,600

Map Notes:



DISCLAIMER: This map is provided 'as is' without warranty of any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in a constant state of maintenance, correction, and update. This document does not represent a legal survey of the land. There are no restrictions on the distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.



Prepared by:
 Hanson Surveying & Mapping
 832 Horace Mann Drive
 Rapid City, SD 57701
 605-388-9652

August 12, 2013

EXHIBIT A

Lazy P6 Sandra Lane WORP 13-0912

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METES AND BOUNDS: SANDRA LANE DESIGN EXCEPTION

Commencing from the southeast corner of Lot 19 in Block 1 of Gemstone Subdivision. Thence S00°07'54"W a distance of 105.00' to the Point of Beginning. Thence S89°52'06"E a distance of 148.10', thence S00°06'25"E a distance of 52.00', thence N89°52'06"W a distance of 207.82', thence N00°07'54"E a distance of 52.00', thence S89°52'06"E a distance of 59.5' to the Point of Beginning. Said parcel containing 0.248 acres more or less.

*Hanson Surveying and Mapping
Michael D Hanson, RLS
834 Horace Mann Dr
Rapid City, SD 57701
9/12/13*

RECEIVED

SEP 13 2013

**ENGINEERING
SERVICES**



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

September 25, 2013

Mr. Lawrence Kostaneski
Centerline, Inc.
P.O. Box 7597
Rapid City, SD 57702

Re: Request for Exception to waive the requirement to design/build the balance of Sandra Lane to the eastern limits of Lazy P-6 property.
Located in a portion of Government Lot 1, Section 19, T1N, R8E, B.H.M.,
Pennington County, SD

Dear Mr. Kostaneski,

The Request for Exception to Section 16.16.040 of the Rapid City Municipal Code of Ordinances to waive the requirement to extend Sandra Lane as it abuts future Lot 20 is denied.

Section 16.16.040 of the Municipal Code states in part "*Where appropriate, proposed streets shall be extended to the boundary lines of the tract or parcel to be subdivided in order to ensure access to adjoining parcels. Property abutting a proposed subdivision shall not be left land-locked by such proposed subdivision. ...*". Currently there are no platting related requirements to extend Sandra Lane beyond the southern limits of proposed Lot 20. The approximately sixty foot extension of Sandra Lane adjacent to proposed Lot 20 should be completed in conjunction the platting of Lot 20 to prevent future hardship on the future owner of Lot 20.

Additionally, the Owners of the property immediately east of Lazy P-6 property are exploring options for development of their property and have stated their opposition to waiving any subdivision improvements adjacent to their property.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

The denial of this exception request may be appealed to the City Council by requesting it be placed on the next Public Works Committee agenda. Please contact the Public works Engineering Department if you desire to appeal. The City Council has final approval of exception requests.

Sincerely,

City of Rapid City

A handwritten signature in black ink, appearing to read "Ted Johnson", written over a horizontal line.

Ted Johnson
Project Manager

Encl: As noted.

Cc: Files