

STAFF REPORT

August 24, 2000

SVAR #00SV013 - Variance to the Subdivision Regulations to waive the requirement for sidewalks along Debra Drive

ITEM 6

GENERAL INFORMATION:

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| PETITIONER | Doug Sperlich for James Letner |
| REQUEST | SVAR #00SV013 - Variance to the Subdivision Regulations to waive the requirement for sidewalks along Debra Drive |
| LEGAL DESCRIPTION | Lots 1 and 2 and dedicated R.O.W. of Debra Subdivision, (formerly Lots B & C of Lot 2 of OutLot 2 of the SE1/4 of the SW1/4 of Section 4, T1N, R7E, BHM and a portion of Debra Drive R.O.W.) located in the SE1/4 of the SW1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 3.175 Acres |
| LOCATION | At the intersection of Clifton Street and Debra Drive |
| EXISTING ZONING | Medium Density Residential |
| SURROUNDING ZONING | |
| North: | Medium Density Residential |
| South: | Medium Density Residential |
| East: | Medium Density Residential |
| West: | Medium Density Residential |
| PUBLIC UTILITIES | City sewer and water |
| REPORT BY | Vicki L. Fisher |

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for sidewalks along Debra Drive be continued to the September 7, 2000 Planning Commission meeting to be heard in conjunction with a Preliminary Plat request on the subject property.

GENERAL COMMENTS: **Please note, this Staff Report has been revised as of August 15, 2000. New or revised text is shown in bold print.** The applicant has submitted a Subdivision Variance request to waive the sidewalk requirement along Debra Drive as a companion item to Preliminary Plat #00PL067. The Preliminary Plat proposes the reconfiguration of two lots and the vacation of a portion of the right-of-way at the northern most terminus of Debra Drive. The two lots will be sized 2.608 and .280 acres, respectively.

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On April 3, 2000, the City Council approved a Layout Plat for the subject property. The Layout Plat proposed the reconfiguration of two lots and the vacation of a portion of the right-of-way at the northern most terminus of Debra Drive into a three lot residential subdivision. The proposed Preliminary Plat identifies the reconfiguration of two lots in lieu of creating a third lot.

STAFF REVIEW: To date, several of the conditions of Layout Plat #00PL023 have not been met. Specifically, a complete drainage plan accounting for upstream drainage coming through the site, discharge data for the proposed detention pond and the size of the pond, a geotechnical site assessment including geotechnical information on the pavement design and major detention easement(s) have not been submitted. In addition, staff is concerned that the proposed Preliminary Plat has not adequately addressed concerns relating to the proposed vacation of right-of-way and setback issues on the adjacent properties created by the proposed relocation of Debra Drive right-of-way. Staff is recommending that the Variance to the Subdivision Regulations to waive the requirement for sidewalks along Debra Drive be continued to the **September 7, 2000** Planning Commission meeting to be heard in conjunction with the Preliminary Plat request on the subject property.

8/15/00 Update: This item was continued at the July 27, 2000 and the August 10, 2000 Planning Commission meetings to allow the applicant additional time to submit the above referenced information. As of this writing, the information has not been submitted. Staff is recommending that the Variance to the Subdivision Regulations be continued to the September 7, 2000 Planning Commission meeting to be heard in conjunction with the Preliminary Plat request on the subject property. In order to be considered on the September 7, 2000 Planning Commission agenda, the applicant must submit all required information to the Planning Department by August 25, 2000.