

STAFF REPORT

February 22, 2001

No. 01SV003 - Variance to the Subdivision Regulations to allow sidewalks on one side of the street ITEM 11

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Cal Weidenbach Construction
REQUEST	No. 01SV003 - Variance to the Subdivision Regulations to allow sidewalks on one side of the street
LEGAL DESCRIPTION	Lot 23R and Lot 24R all located in Village On The Green No. 2 Subdivision, formerly Lot 23 and Lot 24 of Village On The Green No. 2 Subdivision a portion of previously platted Spiken Ridge Parcel and Golf Course Parcel of Hart Ranch Development located in SE1/4 of the SW1/4 and SW1/4 of the SE1/4 of Section 12, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .0694 Acres
LOCATION	On the south side of Hacker Loop Road - Hart Ranch
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Planned Unit Development (County)
South:	Planned Unit Development (County)
East:	Planned Unit Development (County)
West:	Planned Unit Development (County)
PUBLIC UTILITIES	Community water and sewer
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to allow sidewalks on one side of the street be approved.

GENERAL COMMENTS: The applicant is requesting a Subdivision Regulations Variance request to waive the construction of sidewalks on one side of the street on the above legally described property. This is a companion item to Preliminary and Final Plat #01PL005 to reconfigure two existing lots.

A recent annexation of property located along U. S. Highway 16 has extended the three mile platting jurisdiction of Rapid City and, as such, the subject property is now in Rapid City's platting jurisdiction. The Rapid City Major Street Plan encompasses this area.

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

As previously indicated, in 1994 Pennington County approved a Preliminary Plat for "Village on the Green No. 2". In addition, a Subdivision Regulations Variance was obtained from the County to allow sidewalks on one side of the street. During the review, the Pennington County determined that the Planned Unit Development designation was intended to allow for a variety of development styles and alternative design criteria. The provision for sidewalks to be allowed on one side of the street(s) was allowed to enhance the rural quality of the subdivision that Hart Ranch is attempting to create and that now exists in other areas of Hart Ranch. The proposed plat reconfigures two existing lots resulting in no increase in the density within the development. Based on these criteria and in order to maintain street design consistency within the development, staff is recommending approval of the Subdivision Regulations Variance to allow sidewalks on one side of the street.