

STAFF REPORT

March 8, 2001

No. 01SV006 - Variance to the Subdivision Regulations to allow curb, gutter and sidewalk on one side of the alley and sidewalk on one side of Stahl Court and to waive the street light conduit **ITEM 36**

GENERAL INFORMATION:

PETITIONER	Ferber Engineering Company for Richard O. Stahl
REQUEST	No. 01SV006 - Variance to the Subdivision Regulations to allow curb, gutter and sidewalk on one side of the alley and sidewalk on one side of Stahl Court and to waive the street light conduit
LEGAL DESCRIPTION	Lots 1-6 of Stahl Victorian Addition, formerly Tracts J, K, L, M and N of Lot 6 of Block 19, Boulevard Addition of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.8 Acres
LOCATION	At the southwest corner of the intersection of West Street and South Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	High Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	High Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to allow curb, gutter and sidewalk on one side of the alley and sidewalk on one side of Stahl Court be approved and the Variance to the Subdivision Regulations to waive the street light conduit be denied.

GENERAL COMMENTS: The applicant is proposing to replat five existing lots and a portion of South Street right-of-way into six lots. The applicant is proposing an associated Planned Residential Development (01PD004). The property is located south of Hill Street and west of 12th Street. The Planned Residential Development proposed the development of three, four unit multi-family dwelling units and two, duplex units. The Planned Residential Development also identifies additional parking for the Victorian Assisted Living Facility.

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

Curb and gutter has been installed on approximately one half of the portion of Hill Street located adjacent to this property. The remaining portion of Hill Street is a rural street section. The applicant is proposing to construct curb and gutter on the north side the rural roadway section portion of Hill Street. He is also proposing to construct a sidewalk along the north side of Hill Street. Currently, there are no sidewalks located along Hill Street. The Hill Street sidewalk will intersect with the proposed sidewalk on the east side of Stahl Court. The applicant is requesting to waive the requirements for sidewalk on the west side of Stahl Court.

Staff supports the waiving of the curb and gutter and sidewalk on the south side of Hill Street and waiving the requirement to construct the sidewalk on the west side of Stahl Court. The proposed development is in-fill development and has some topographic constraints. The construction of the improvements on the north side of Hill Street will provide the necessary infrastructure to handle the new development. The terrain along the west side of Stahl court limits the ability to install a sidewalk in this location. The proposed improvement will adequately handle the impacts of the development.

The applicant has requested to waive the requirement for street light conduit. Staff can not support this request. A street light is necessary at the intersection of Stahl Street and Hill Street and at the north end of Stahl Street. Staff recommends denial of this portion of the request.

Staff has two calls opposing waiving of the street light conduit. Both callers indicated that there is a need for street lights for the additional development.