

STAFF REPORT

July 26, 2001

No. 01SV014 - Variance to the Subdivision Regulations to waive the requirement for sidewalk along Schamber Street and topography

ITEM 26

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Justin Lena
REQUEST	No. 01SV014 - Variance to the Subdivision Regulations to waive the requirement for sidewalk along Schamber Street and topography
LEGAL DESCRIPTION	Lot 5-Revised and Lot 6-Revised of Block 7 of the NW1/4 NE1/4 of Section 9, T1N, R7E, BHM (aka Schamber Addition), Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .37 acres
LOCATION	361 and 3614 Cottonwood Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for the installation sidewalk along Schamber Street be approved with the condition that a Waiver of Right to Protest a Future Assessment Project be signed and that the Variance to the Subdivision Regulations to waive the requirement for topographic information be denied.

GENERAL COMMENTS: The applicant is proposing to reconfigure an existing lot line to allow the development of a duplex on proposed Lot 6 Revised. Currently there is not adequate lot area on Lot 6 to allow a duplex. The property is located north of Jackson Boulevard. Cottonwood Street abuts the property on the south and Schamber Street abuts the property on the north. The applicant is requesting that the requirements for sidewalks and topographic information be waived

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

Sidewalks - The applicant is requesting to waive the requirement for sidewalk along

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Schamber Street. Chamber Street is only a twenty-five foot right-of-way. A twenty foot wide street with curb and gutter is constructed in the right-of-way. No sidewalks are provided along the street as there is not adequate room in the right-of-way to accommodate the sidewalk. As part of the related Layout Plat, Staff is requesting that an additional ten feet of right-of-way be dedicated. This would give adequate room for a sidewalk; however, with no additional right-of-way available adjacent to the subject property, Staff is not recommending that the sidewalk be installed at this time. Staff is recommending that the owner sign a waiver of right to protest a future assessment project for the sidewalk to insure that the required infrastructure is installed in the future.

Topographic Information - There are no significant grades that are associated with the property. The Engineering Staff is recommending that sufficient topographic and drainage information be provided with the Preliminary Plat to insure that the lot drainage is adequately handled.