

STAFF REPORT

July 26, 2001

No. 01SV021 - Variance to the Subdivision Requirements for sidewalk, curb and gutter and street lights **ITEM 31**

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for James L. Bloom c/o Harold Speck, Attorney
REQUEST	No. 01SV021 - Variance to the Subdivision Requirements for sidewalk, curb and gutter and street lights
LEGAL DESCRIPTION	Proposed Lot 1 of Lot F of Lot 8 of Plateau Subdivision and Dedicated Right-Of-Way formerly the undeeded balance of Lot F of Lot 8 of Plateau Subdivision, located in the SW1/4 NE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	1.44 Acres
LOCATION	2464 Plateau Lane
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary Sewer and Water
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Requirements for sidewalk, curb and gutter and street lights be approved.

GENERAL COMMENTS: This Subdivision Variance has been submitted to waive the required installation of sidewalks, curb and gutter, and street lights for a proposed residential subdivision in Rapid Valley. The Subdivision Variance has been submitted as a companion item to the associated plat (see related item). The plat proposes to plat an existing unplatted parcel of land located at the intersection of Plateau Lane and Albert Lane. The property is located outside of the City limits but is within the three-mile platting area. The lot to be platted is currently an unplatted portion of Lot F of Lot 8. The plat as submitted would create a new Lot 1 of Lot F of Lot 8. A structure is currently located on what will become the new Lot 1 and there are several residences located on the unplatted balance of property.

STAFF REVIEW: The proposed plat will not result in any increase in density. It has been the

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policy of the City to support Subdivision Variances in cases where no increase in density is occurring. Therefore, Staff is recommending approval of this Subdivision Variance. The receipts from the required certified mailing have not yet been returned by the petitioner. Staff has not received any objections or inquiries regarding this request.