

STAFF REPORT

August 23, 2001

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**No. 01SV024 - Variance to the Subdivision Regulations to waive the requirement for curb, gutter, street light conduit, sidewalk, dry sewer and water on Reservoir Road and S.D. Highway 44**

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**ITEM 50**

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 01SV024 - Variance to the Subdivision Regulations to waive the requirement for curb, gutter, street light conduit, sidewalk, dry sewer and water on Reservoir Road and S.D. Highway 44</b>
LEGAL DESCRIPTION	Lot 1 of Lamb Subdivision, Section 15, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.156 Acres
LOCATION	At the southwest corner of the intersection of Reservoir Road and S.D. Highway 44
EXISTING ZONING	Limited Agriculture District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Limited Agriculture District (County)
East:	Limited Agriculture District (County)
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for curb, gutter, street light conduit, sidewalk, dry sewer and water on Reservoir Road and S.D. Highway 44 be denied without prejudice.

GENERAL COMMENTS: The applicant has submitted a Variance to the Subdivision Regulations to waive the above referenced subdivision improvement. The applicant has also submitted a Preliminary and Final Plat to create a 1.156 acre lot leaving an approximate 66 acre unplatted balance. (See companion item #01PI038.)

The property is located at the southwest corner of the intersection of S. D. Highway 44 and Reservoir Road. Other than a wooden entrance along Reservoir Road, the property is void of structural development.

STAFF REVIEW: The property is located in Pennington County, outside of the City limits of Rapid City and is currently zoned Limited Agriculture District by the County. The Limited

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Agriculture District requires a minimum lot size of 10 acres. On June 19, 2001, the County Board of Commissioners denied without prejudice a request to rezone the subject property from Limited Agriculture District to General Commercial District. As such, staff is recommending that the Variance to the Subdivision Regulations and the associated Preliminary and Final Plat be denied without prejudice until the property is either rezoned to meet the minimum lot size requirement of the County Zoning Ordinance or a County Zoning Variance is obtained to waive the minimum lot size requirement.