

STAFF REPORT

October 25, 2001

No. 01SV027 - Variance to the Subdivision Regulations to allow sidewalks on one side of the street ITEM 27

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Hart Ranch Development Co.
REQUEST	No. 01SV027 - Variance to the Subdivision Regulations to allow sidewalks on one side of the street
LEGAL DESCRIPTION	Lot A of Lot 29 and Lot B of Lot 29 of Village on the Green No. 2, Sections 12 and 13, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .441 acres
LOCATION	At the intersection of Mulligan Mile and Hacker Loop
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 #01PL107 to subdivide a lot into two townhome 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.

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. In order to maintain street design

STAFF REPORT

October 25, 2001

**No. 01SV027 - Variance to the Subdivision Regulations to allow sidewalks ITEM 27
on one side of the street**

consistency within the development, staff is recommending approval of the Subdivision Regulations Variance to allow sidewalks on one side of the street.

The applicant has returned the notification receipts verifying that the mailing requirement has been met. To date, staff has not received any calls or inquiries regarding this request.