

STAFF REPORT

October 25, 2001

No. 01SV028 - Variance to the Subdivision Regulations to waive the requirement for pavement, curb and gutter, sidewalks, lighting conduit, and dry sewer **ITEM 28**

GENERAL INFORMATION:

PETITIONER	Ferber Engineering for Raymond J. Crawford III
REQUEST	No. 01SV028 - Variance to the Subdivision Regulations to waive the requirement for pavement, curb and gutter, sidewalks, lighting conduit, and dry sewer
LEGAL DESCRIPTION	Lot 4R, High Sheridan Ranch Subdivision, Section 35, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.58 acres
LOCATION	23435 Sand Lane
EXISTING ZONING	Low Density Residential District (County)
SURROUNDING ZONING	
North:	Low Density Residential District (County)
South:	Low Density Residential District (County)
East:	Low Density Residential District (County)
West:	Low Density Residential District (County)
PUBLIC UTILITIES	Septic and central water system
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for pavement, curb and gutter, sidewalks, lighting conduit, and dry sewer be approved.

GENERAL COMMENTS: This Subdivision Variance request has been submitted to waive the required subdivision improvements identified in the associated Preliminary and Final Plat (see staff report for # 01PL108). The Preliminary and Final Plat proposes to combine two existing lots into one lot. The original plat for this subdivision was approved by Pennington County on May 20, 1997. Annexations in the vicinity of the subject property have resulted in the subject property now being within the City's three mile platting jurisdiction.

The subject property is located along Sand Lane, an unpaved road that has been constructed to Pennington County Subdivision Regulations standards. Currently, a single family residence is located on Lot 5 and the applicant wishes to obtain a building permit to construct a garage on Lot 4. The Pennington County Zoning Ordinance requires that accessory buildings, such as a detached garage, be located on the same lot as a principal

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building within the Low Density Residential Zoning District. In order to comply with this County Zoning Ordinance requirement, the applicant has submitted a Preliminary and Final Plat request combining Lots 4 and 5 of High Sheridan Ranch Subdivision into one lot.

STAFF REVIEW: One of the conditions of the Preliminary and Final Plat approval is that all subdivision improvements including curb and gutter, sidewalks, dry sewer, and street light conduit be installed where the subject property abuts Sand Lane. Sand Lane, like the other roads in this subdivision, is an unpaved road that has been constructed to Pennington County Rural Road standards. In the past, the Planning Commission and the City Council have supported variances to waive the requirement to construct the abutting road to city standards when the subdivision decreases the density by combining two lots into one lot. Staff has noted that this decrease in density will reduce the potential traffic and drainage volume within the subdivision.

The provision of dry sewers is required by the City's Subdivision Regulations as part of any plat where sewer services are not already available. This subdivision is located well outside of the adopted City water and sewer service area. The City does not anticipate that there will be City sewer available to the property for many years. Therefore staff supports the variance to waive the requirement for the installation of dry sewer.