

STAFF REPORT

November 8, 2001

No. 01SV030 - Variance to the Subdivision Regulations to waive the requirement for sidewalks and street light conduit **ITEM 24**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Dakota Land Development
REQUEST	No. 01SV030 - Variance to the Subdivision Regulations to waive the requirement for sidewalks and street light conduit
LEGAL DESCRIPTION	Lots 1-7, Vista Lake Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.50 acres
LOCATION	On Jackson Boulevard/Highway 44 west north of the Fish Hatchery
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Park Forest District
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 sidewalks and street light conduit be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the above referenced subdivision improvements. The applicant has also submitted a Preliminary and Final Plat to subdivide a 22.2 acre unplatted parcel and to replat a four acre lot to create a seven lot residential development, leaving a 3.445 acre unplatted balance. (See companion item #01PL110.) The proposed development will be known as Vista Lake Subdivision. Currently, an unoccupied building is located on proposed Lot 1. At one time the building was the site of the Johnson Siding Volunteer Fire Department.

On July 16, 2001, the City Council approved a Preliminary and Final Plat to subdivide a four acre portion of the subject property into one lot. As previously indicated, the applicant is now proposing to replat the four acre lot as a part of the proposed Vista Lake Subdivision.

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STAFF REVIEW:

As identified in the associated Preliminary and Final Plat review, staff has significant concerns with the radius of curvature and slope of the proposed cul-de-sac. As such, the applicant has indicated that the knoll of the hill on the inside of the curve may be lowered. By removing the knoll of the hill, the applicant has indicated that additional pavement width around the curve could be provided. As a result of the widened pavement width, the radius of the curve and the slope on the inside of the curve could be improved. The applicant has also indicated that removing the knoll of the hill would provide an area adjacent to the road in order to construct a sidewalk on one side of the street. The applicant's Variance to the Subdivision Regulations request may change from waiving the sidewalk requirement on both sides of the street to one side of the street depending upon the revisions to the street design plans.

The applicant has requested that the Variance to the Subdivision Regulation be denied without prejudice. The applicant has also indicated that a revised Variance to the Subdivision Regulations request will be submitted at a later date in accordance with the revised street design plans.