

STAFF REPORT

February 7, 2002

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**No. 02SV001 - Variance to the Subdivision Regulations to allow sidewalks on one side of the street**      **ITEM 21**

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GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Dakota Land Development
REQUEST	<b>No. 02SV001 - Variance to the Subdivision Regulations to allow sidewalks on one side of the street</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot F-1 of Fish Hatchery Subdivision and the north 545.31 feet of Lot F-1 of Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 22.7 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	City sewer and water
DATE OF APPLICATION	12/28/2001
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 continued to the February **21**, 2002 Planning Commission meeting to be heard in conjunction with an associated Preliminary and Final Plat.

GENERAL COMMENTS:

**This item has been continued from the January 24, 2001 Planning Commission meeting. This Staff Report has been revised as of January 28, 2002. All revised or added text is shown in bold text.** The applicant has submitted a Variance to the Subdivision Regulations to allow sidewalks on one side of the street. The applicant has also submitted a Preliminary and Final Plat proposing to subdivide the property into a seven lot residential development. (See companion item #01PL110.) In addition, the applicant is

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requesting approval of an Initial and Final Residential Development Plan to allow seven single family residential lots on the subject property. (See companion item #01PD065.) 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 November 16, 1998, a Layout Plat was approved to create an approximate one acre lot in the southeast corner of the subject property. In addition, a Master Plan was submitted identifying that the remaining balance would eventually be subdivided into seven lots ranging in size from .5 acres to 11.8 acres. The Master Plan identified one approach located along Jackson Boulevard extending to form an approximate 500 foot long cul-de-sac to serve as access to the property.

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. The applicant is now proposing to replat the four acre lot as a part of the proposed Vista Lake Subdivision as shown on Preliminary and Final Plat 01PL110.

#### STAFF REVIEW:

Staff is recommending that the associated Preliminary and Final Plat be continued to the February 21, 2002 Planning Commission meeting to allow the applicant to submit additional information. On January 4, 2002, staff met with the applicant to discuss the on-going issues relative to the associated plat. It was identified that additional information including final geotechnical information relating to the cut, fill and retaining wall stability and design information relating to the proposed road including the geotechnical scope of services, a site distance evaluation demonstrating compliance with the minimum 14.4 foot American Association of Highway and Transportation Officials (AASHTO) requirement, construction and design plans for a concrete retaining wall to be located in the Jackson Boulevard right-of-way, documentation identifying maintenance responsibility for the proposed road and full cross-sections of the street, fill slopes, drainage areas and conveyances and sewer and water must be submitted for review and approval. **To date, the information has not been submitted. As such, staff is recommending that the Variance to the Subdivision Regulations to allow sidewalks on one side of the street be continued to the February 21, 2002 Planning Commission meeting to be heard in conjunction with the associated Preliminary and Final Plat.**