

STAFF REPORT

February 21, 2002

No. 02SV005 - Variance to the Subdivision Regulations to waive the requirement for curb and gutter, dry sewer, street light conduit, water and sidewalks

ITEM 29

GENERAL INFORMATION:

PETITIONER	D.C. Scott Co. Land Surveyors
REQUEST	No. 02SV005 - Variance to the Subdivision Regulations to waive the requirement for curb and gutter, dry sewer, street light conduit, water and sidewalks
EXISTING LEGAL DESCRIPTION	Lot 12 of the S1/2 SE1/4 and Lot 14 of the SW1/4 SE1/4, Pleasant View Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	Approximately 4.14 acres
LOCATION	At the intersection of Anderson Road and Crane Drive
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Limited Agriculture District/Low Density Residential District (County)
East:	Limited Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	none
DATE OF APPLICATION	1/25/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for curb and gutter, dry sewer, street light conduit, water and sidewalks be denied.

GENERAL COMMENTS: This request for a Variance to the Subdivision Regulations is the companion request to the Layout Plat for this proposed subdivision. The subject property is located at the intersection of Longview Drive and Crane Drive, within the Rapid City's three mile platting jurisdiction. Currently, Longview Drive and Crane Drive are paved; however;

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neither road has curb and gutter, sidewalks, water, dry sewer or street lights. The proposed plat shows that access to two of the proposed lots will be provided via a right of way along the east border of the property. The applicant has indicated that he intends to pave the proposed right of way however: the applicant has requested that the requirement for the installation of curb and gutter, street light conduit, sidewalks, water and sanitary sewer along the proposed right of way and along Longview Drive and Crane Drive where they abut the lot frontage proposed in the associated Layout Plat be waived.

STAFF REVIEW: Staff has reviewed the proposed Subdivision Variance request and is recommending denial of the request to waive the requirement to install curb and gutter, sidewalks, water, dry sewer and street lights along the proposed right of way and along Longview Drive and Crane Drive where they abut the lot frontage in the associated Layout Plat. Subdivision Variances to the road improvement standards have generally only been granted when there is no increase in the density of dwelling units resulting from the subdivision. The associated Layout Plat proposes to increase the density of the subdivision by one dwelling unit. The subject property is located outside of the Rapid City Corporate Limits; therefore the required improvements can not be secured with a Waiver of Right to Protest a future assessment project. For this reason, Staff is recommending that the road section be designed and constructed in accordance with City standards.

As of this writing, the receipts from the required certified mailing have not yet be returned by the applicant. Staff will notify the Planning Commission in the event these receipts are not provided prior to the February 21, 2002 Planning Commission meeting. Staff has not received any objections or inquiries regarding this request.