

STAFF REPORT

November 21, 2002

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**No. 02SV043 - Variance to the Subdivision Regulations to waive the requirement for sidewalks in front of Lots A, B and C** **ITEM 63**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for All Around Construction Inc.
REQUEST	<b>No. 02SV043 - Variance to the Subdivision Regulations to waive the requirement for sidewalks in front of Lots A, B and C</b>
EXISTING LEGAL DESCRIPTION	Lot 110, Woodridge Subdivision, located in the NE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A, B, and C of Lot 110, Woodridge Subdivision, located in the NE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.69 acres
LOCATION	Along Woodridge Drive east of Crestridge Drive
EXISTING ZONING	Low Densityff Residential District w/Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	Low Density Residential District w/Planned Residential Development
East:	General Commercial District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/16/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for sidewalks be denied.

GENERAL COMMENTS: The applicant has submitted a Subdivision Regulations Variance request to waive the requirement for sidewalks along Woodridge Drive. The applicant has also submitted a Layout/Preliminary/Final Plat application to divide one lot into three lots.

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(See companion item #02PL105). Currently, townhomes are being constructed on the three proposed lots.

STAFF REVIEW: Staff has reviewed the Subdivision Regulations Variance request and noted the following considerations:

The Subdivision Regulations require that when platting property, public infrastructure be evaluated and improved as deemed necessary to meet City Minimum Standards. Woodridge Drive along the frontage of the subject property is currently a paved street with curb and gutter. Sidewalks do exist adjacent to Woodridge Drive on the parcel located directly south of the subject property. No other sidewalks exist in the immediate vicinity.

Review of the grading plan indicates that approximately 90 feet of sidewalk would be necessary to complete the installation requirement in the frontage of the subject property. Staff is unaware of any physical reason the required sidewalk cannot be installed. Although topography in the area of the subject property is relatively steep, it is Staff's opinion that any resulting hardship does not exceed the installation requirement. Therefore, Staff cannot support the Variance to the Subdivision Regulations to waive the requirement for sidewalks.