

STAFF REPORT

March 27, 2003

No. 03SV011 - Variance to the Subdivision Regulations to waive the requirement for sidewalks along Woodridge Drive and Pine Knoll Place

ITEM 32

GENERAL INFORMATION:

PETITIONER	Sean Casey
REQUEST	No. 03SV011 - Variance to the Subdivision Regulations to waive the requirement for sidewalks along Woodridge Drive and Pine Knoll Place
EXISTING LEGAL DESCRIPTION	Lots 29, 30 and 31 of Woodridge Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 29 Revised of Woodridge Subdivision, located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.89 acres
LOCATION	1183 Woodridge Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	2/21/2003
REPORT BY	Tom Kurtenbach

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for sidewalks be approved with the following stipulation.

Urban Planning Division Recommendations:

1. Prior to Final Plat approval by the City Council, the applicant shall submit a signed Waiver of Right to Protest an assessment district for the required subdivision improvements.

GENERAL COMMENTS: The applicant has submitted a Subdivision Regulations Variance request to waive the requirement for sidewalks along Woodridge Drive and Pine Knoll Place. The applicant has also submitted a Preliminary/Final Plat application to combine three lots

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into one lot (See companion item #03PL025). Currently, a single family residence exists on Lot 30.

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

Sidewalks: The Subdivision Regulations require that when platting property, public infrastructure be evaluated and improved as deemed necessary to meet City Minimum Standards. Woodridge Drive and Pine Knoll Place, along the frontage of the subject property, are currently paved streets with curb and gutter.

Residential density in the area of the subject property is relatively low, with open spaces provided throughout the neighborhood. The applicant is proposing to decrease density by combining three lots into one lot. Sidewalks currently do not exist along Woodridge Drive and Pine Knoll Place where they abut the subject property, as well as in the immediate vicinity of the subject property.

Review of previously submitted Subdivision Regulations Variance requests indicates that Staff has supported waiving the requirement for sidewalks adjacent to properties located within the City of Rapid City, where there was not an increase in density as a result of the platting action. In those cases, Staff has recommended that the applicant sign a Waiver of Right to Protest for an assessment district for the required subdivision improvements. As such, Staff recommends approval of the Variance to the Subdivision Regulations waiving the requirement for sidewalks along Woodridge Drive and Pine Knoll Place where they abut the subject property. In addition, Staff recommends that prior to Final Plat approval by the City Council, the applicant shall submit a signed Waiver of Right to Protest for an assessment district for the required subdivision improvements.

Legal Notification Requirement: The receipts from the certified mailing have been returned. To date, staff has received one call regarding this proposal. The caller indicated approval of the Subdivision Regulations Variance request to waive the required sidewalks along Woodridge Drive and Pine Knoll Place where they abut the subject property.