

STAFF REPORT

August 21, 2003

No. 03SV027 - Variance to the Subdivision Regulations to waive the requirement to install pavement as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 37

GENERAL INFORMATION:

PETITIONER	Mike Larson for Verlyn and Cindy Bourne
REQUEST	No. 03SV027 - Variance to the Subdivision Regulations to waive the requirement to install pavement as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	Lot B less the west two feet located in the SW1/4 SW1/4 of Section 20, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.7 acres
LOCATION	5511 Hidden Valley Lane
EXISTING ZONING	County
SURROUNDING ZONING	
North:	County
South:	General Agriculture District
East:	County
West:	County
PUBLIC UTILITIES	On-site wastewater and community well
DATE OF APPLICATION	07/25/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install pavement on Hidden Valley Lane as per Chapter 16.16 of the Rapid City Municipal Code be denied.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to pave Hidden Valley Lane to City Street Design Standards as it abuts the subject property.

On June 16, 2003, the City Council granted numerous Subdivision Variances and Special Exceptions; however, the City Council denied a Subdivision Variance for this same item and

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required that Hidden Valley Lane be constructed with a 27 foot wide paved surface. At that time, the petitioner indicated concurrence with the requirement to construct Hidden Valley Lane with a 27 foot wide paved surface width.

On June 26, 2003, the Planning Commission approved a Preliminary and Final Plat to subdivide the subject property into two lots. The Preliminary and Final Plat have been continued to the August 18, 2003 City Council meeting to allow the applicant to submit surety and inspection fees for the pavement improvement on Hidden Valley Lane.

On July 7, 2003, the City Council approved a petition for annexation to annex the property into the City limits. In addition, the City Council approved a rezoning request to change the zoning designation on the property from No Use District to Low Density Residential District and a Comprehensive Plan Amendment to change the future land use designation from industrial to Low Density Residential.

The property is located west of Sturgis Road between Hidden Valley Road and Hidden Valley Lane. Currently, a single family residence is located on proposed Lot A. Proposed Lot B is currently void of any structural development.

STAFF REVIEW:

Hidden Valley Lane is located along the north lot line of the subject property and is classified as a local street requiring that it be constructed with a minimum 52 foot wide right-of-way and a 27 foot wide paved surface. Currently, Hidden Valley Lane is constructed with a 60 foot wide right-of-way and an approximate 12.5 foot wide paved surface for the eastern most 60 feet of the road as it abuts the subject property and continues east to Sturgis Street with the same pavement design. The balance of the road extending west along the subject property is an approximate 12 to 20 foot wide gravel roadway.

As previously indicated, the City Council denied a request to waive the requirement to install pavement along Hidden Valley Lane. Staff is unaware of any change in conditions that would justify an alternative action. Staff stands by the previous Council action and the adopted City regulations and recommends that the Variance to the Subdivision Regulations be denied.

Legal Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the August 21, 2003 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquiries regarding this proposal.