

STAFF REPORT

September 25, 2003

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**No. 03SV033 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, paving, sidewalk, street light conduit, sewer and water as per Chapter 16.16 of the Rapid City Municipal Code**

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**ITEM 30**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Hank Craig
REQUEST	<b>No. 03SV033 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, paving, sidewalk, street light conduit, sewer and water as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	A portion of Lot B of the N1/2 of Government Lot 4, located in the SW1/4 of the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Craig Estates, located in the SW1/4 of the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.569 acres
LOCATION	Along the 4200 Block of Parkview Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	Low Density Residential District/General Agriculture District
West:	Public District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/29/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, paving, sidewalk, street light conduit, sewer and water as per Chapter 16.16 of the Rapid City Municipal Code be continued to the October 23, 2003 Planning

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Commission meeting to be heard in conjunction with an associated Preliminary and Final Plat.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter, sidewalk, street light conduit, sewer, water and pavement along a well access easement located along the south lot line of the subject property. The applicant has also submitted a Preliminary and Final Plat to subdivide the subject property into three lots leaving a 14.601 acre non-transferable balance. (See companion item #03PL089.)

On August 20, 2001 the City Council denied without prejudice Layout, Preliminary and Final Plat #00PL100 to subdivide the subject property into two lots.

The property is located approximately 1,400 feet south of the Minnesota Street/Parkview Drive intersection on the east side of Parkview Drive. Currently, a single family residence and a pole barn are located on 14.601 acre non-transferable balance.

STAFF REVIEW:

During the review of the associated Preliminary and Final Plat, staff identified that a Master Plan must be submitted for review and approval on the approximate 14.601 non-transferable balance. In particular, the Master Plan must identify future lot configurations as well as road and utility extensions through the site. Due to the potential issues associated with the proposed road and utility extensions through the non-transferable balance, staff is recommending that the Preliminary and Final Plat be continued to the October 23, 2003 Planning Commission meeting to allow the applicant to submit a Master Plan as outline above. As such, staff is also recommending that the Variance to the Subdivision Regulations be continued to the October 23, 2003 Planning Commission meeting to be heard in conjunction with the associated Preliminary and Final Plat.