

STAFF REPORT

October 9, 2003

No. 03SV037 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalks and street light conduit on Plateau Lane as per Chapter 16.16 of the Rapid City Municipal Code

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GENERAL INFORMATION:

PETITIONER	Gary and Connie Janzen
REQUEST	No. 03SV037 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalks and street light conduit on Plateau Lane as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	Lots 6 and 7 and the 30 foot x 150 foot private drive, all of Lot 10, Gilmore Subdivision, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.44 acres
LOCATION	2517 Plateau Lane
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	09/12/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install street light conduit be approved and that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and sidewalks on Plateau 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 install curb, gutter, sidewalk and street light conduit along Plateau Lane as it abuts the subject property. In addition, the applicant has submitted a Layout Plat to

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combine the three properties into one lot. (See companion item #03PL095.)

The subject property is located in the southwest corner of the Plateau Lane/Albert Lane intersection. Currently, a single family residence, a detached garage and a shed are located on the property.

STAFF REVIEW:

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

Plateau Lane: Plateau Lane is located along the east lot line of the subject property and is classified as a local street requiring a minimum 60 foot wide right-of-way with a minimum 27 foot wide paved surface, curb, gutter and sidewalk. Currently, this section of Plateau Lane has a 50 foot wide right-of-way with an approximate 22 foot wide paved surface. In addition, this section of Plateau Lane does not currently have curb, gutter or sidewalk(s); however, the portion of Plateau Lane located directly south of the subject property has been constructed with a 60 foot wide right-of-way and an approximate 27 foot wide paved surface, curb, gutter and sidewalk(s). In addition, ten feet of right-of-way has been dedicated from the property located on the east side of Plateau Lane, directly opposite the subject property. Dedicating ten additional feet of right-of-way along the subject property as it abuts Plateau Lane and constructing curb, gutter and sidewalk as well as expanding the pavement width from 22 feet to 27 feet will provide consistent right-of-way width and pavement section. In addition, a substantial amount of pedestrian traffic exists along Plateau Lane due to the location of Rapid Valley Elementary School a few blocks south and west of the subject property. Constructing sidewalks along this section of Plateau Lane will provide the children a place to walk outside of the paved area of the street. As such, staff is recommending that the Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter and sidewalk be denied.

The applicant also requested that a Variance to the Subdivision Regulations be granted to waive the requirement to install street light conduit. The Pennington County Highway Department has indicated that street light conduit does not exist elsewhere along Plateau Lane and, as such, is recommending that the Subdivision Regulations Variance to waive the requirement to install street light conduit be approved.

The applicant did not request a Variance to the Subdivision Regulations to waive the requirement to dedicate additional right-of-way or to expand the existing pavement width. However, based on the existing road design for that portion of Plateau Lane located directly south of the subject property, staff would not support such a request.

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 October 9, 2003

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Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquiries regarding this proposal.