

STAFF REPORT
January 27, 2005

No. 04SV081 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Limelight Lane and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the Section Line Highway as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 49

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04SV081 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Limelight Lane and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the Section Line Highway as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	W1/2 W1/2 SW1/4 of Section 32, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-3, Block 1, Buehner Subdivision located in the W1/2 W1/2 SW1/4 of Section 32, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 39.83 acres
LOCATION	At the current southern terminus of Limelight 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	Private water and on-site wastewater
DATE OF APPLICATION	12/30/2004
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Due to Staff illness, the completed staff report will be forwarded to the Planning Commission as soon as possible.

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GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Limelight Lane and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the Section Line Highway as they abut the subject property. The applicant has also submitted a Preliminary Plat to subdivide approximately 40 acres into three residential lots sized 4.29 acres, 5.0 acres and 30.30 acres, respectively. (See companion item #04PL210.)

The property is located at the southern terminus of Limelight Lane and is currently void of any structural development.

STAFF REVIEW:

Due to staff illness, the staff report for this project has not been completed as of this writing. Staff will forward the completed report to the Planning Commission as soon as possible.