

STAFF REPORT
August 4, 2005

No. 05SV051 - Variance to the Subdivision Regulations to waive the requirement to install street light conduit and to allow a lot twice as long as wide as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 43

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Gordon Howie
REQUEST	No. 05SV051 - Variance to the Subdivision Regulations to waive the requirement to install street light conduit and to allow a lot twice as long as wide as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	A portion of Tract T, Trailwood Village Subdivision, located in the N1/2 SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 9 through 24, Block 18; Lots 7 through 11, Block 19; Lots 8 through 14, Block 20; and Lots 16 and 17, Block 24; Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.1 acres
LOCATION	Adjacent to the northeast and southwest sides of Savannah Street
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Planned Unit Development (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Rapid City Sanitary District
DATE OF APPLICATION	7/11/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow a lot twice as long as wide be tabled; and,

STAFF REPORT
August 4, 2005

No. 05SV051 - Variance to the Subdivision Regulations to waive the requirement to install street light conduit and to allow a lot twice as long as wide as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 43

That the Variance to the Subdivision Regulations to waive the requirement to install street light conduit be denied.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install street light conduit and to allow a lot twice as long as wide. In addition, the applicant has submitted a Preliminary Plat to subdivide the subject property into 30 residential lots leaving a non-transferable unplatted balance. (See companion item #05PL133.)

The property is located south of Mercury Drive and west of Reservoir Road. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". Staff has reviewed the proposed Preliminary Plat and has noted that none of the proposed lots have a width twice as long as wide. As such, staff is recommending that the Variance to the Subdivision Regulations to allow a lot twice as long as wide be tabled.

Street Light Conduit: The construction plans do not show the installation of street light conduit along Savannah Street, Benjamin Street and Preston Street as they extend through the subject property. The Subdivision Regulations require that the conduit be installed as a part of the street improvements to insure that street lights may be provided as needed. In particular, street lights provide improved visibility along street sections for vehicular and pedestrian access. As such, staff is recommending that the Variance to the Subdivision Regulations to waive the requirement to install street light conduit be denied.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the August 4, 2005 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.