

STAFF REPORT  
January 26, 2006

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**No. 05SV080 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sidewalk and pavement along Cavern Road and the access easement as per Chapter 16.16 of the Rapid City Municipal Code**

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**ITEM 48**

GENERAL INFORMATION:

PETITIONER	Dennis Johnson
REQUEST	<b>No. 05SV080 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sidewalk and pavement along Cavern Road and the access easement as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	Tract 4 Revised of Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Tract 4 Revised of Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.85 acres
LOCATION	2600 Cavern Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Low Density Residential District - Planned Unit Development (Pennington County)
East:	Limited Agriculture District (Pennington County) - Planned Unit Development (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water, sewer
DATE OF APPLICATION	12/7/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sidewalk and pavement along Cavern Road and the access easement as per Chapter 16.16 of the Rapid City Municipal Code be continued to the **February 9, 2006** Planning Commission so that it may be heard in conjunction with the

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associated Preliminary Plat (05PL232).

GENERAL COMMENTS: (Update, January 18, 2006. All revised and/or added text is shown in bold print.) The applicant has requested that the application for the Preliminary Plat be continued to the February 9, 2006 Planning Commission to allow the applicant time to provide the requested information and submit a Subdivision Variance application.

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water, sewer and pavement along Cavern Road and the access easement as it abuts the subject property. In addition, the applicant has submitted a Layout Plat to subdivide a 15.85 acre lot into two lots, sized approximately eight acres and seven acres respectively. (See companion item #05PL232.)

The property is located off West S.D. Highway 44 on Cavern Road. There is currently a single family residence located on proposed Lot B and a gift shop located on proposed Lot A.

**Staff recommends that the Variance to the Subdivision Regulations be continued to the February 9, 2006 Planning Commission so that it may be heard in conjunction with the associated Preliminary Plat (05PL232).**