

STAFF REPORT
January 26, 2006

No. 05SV089 - Variance to the Subdivision Regulations to waive the requirement to install sewer as per Chapter 16.16 of the Rapid City Municipal Code

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Signature Development
REQUEST	No. 05SV089 - Variance to the Subdivision Regulations to waive the requirement to install sewer as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	The unplatted portion of the E1/2 NW1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 - 16 of Block 1, and Lots 1 - 4 of Block 2, the Villagio at Golden Eagle, formerly the unplatted portion of the E1/2 NW1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.13 acres
LOCATION	Adjacent to the east and west sides of Golden Eagle Drive north of Catron Boulevard
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Public District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/30/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install sewer 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

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requirement to install a sewer main as a part of development of the subject property. In addition, the applicant has submitted a Layout Plat to subdivide the subject property into 20 residential lots to be known as the Villagio at Golden Eagle. The applicant has also submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a portion of Golden Eagle Drive, a collector street, approximately 200 feet east of its current location. In addition, the applicant has submitted a Comprehensive Plan Amendment to the U.S. Highway 16 Neighborhood Area Future Land Use Plan to change the designation from a Planned Residential Development with a maximum density of 1 dwelling unit per acre to a Planned Residential Development with a maximum density of 2.5 dwelling units per acre. (See companion items #05PL249, 05CA052 and 05CA053.)

The property is located approximately 500 feet north of Catron Boulevard along Golden Eagle Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Sewer: Currently, City sewer is located approximately 3,000 feet west of the subject property in the Catron Boulevard right-of-way. The applicant has indicated that the subject property will be served by individual on-site wastewater systems. In addition, the applicant has requested a Variance to the Subdivision Regulations to waive the requirement to install dry sewer. However, staff has noted that future development along Catron Boulevard will result in the extension of City sewer along the balance of Catron Boulevard within a projected time frame of approximately five to ten years. As such, staff is recommending that the Variance to the Subdivision Regulations to waive the requirement to install dry sewer be denied. As a part of the recommended approval of the associated Layout Plat, staff is recommending that the on-site wastewater systems be designed to allow the connection to a central sewer system when it becomes available. In addition, staff has recommended that the applicant enter into an agreement to abandon the on-site wastewater systems in compliance with the South Dakota Department of Environment and Natural Resources requirements and to connect to the City sewer system when it becomes available within 500 feet of the property.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the January 26, 2006 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.