

STAFF REPORT

March 9, 2006

No. 05SV061 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 21

GENERAL INFORMATION:

| | |
|----------------------------|--|
| PETITIONER | Britton Engineering for Prairiefire Investments, LLC |
| REQUEST | No. 05SV061 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer as per Chapter 16.16 of the Rapid City Municipal Code |
| EXISTING LEGAL DESCRIPTION | A portion of NE1/4 NE1/4, less a portion of Lot 8 and all of Lot 9 of Eisenbraun Subdivision less Winton Subdivision; all of SE1/4 NE1/4 less Eisenbraun Subdivision, less Winton Subdivision and less right-of-way; all in Section 26, T1N, R8E, BHM, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 11-14, Block 1; Lots 4-11, Block 2; Lots 5-8, Block 3; Lots 3-8, Block 4; Prairiefire Subdivision, located in the NE1/4, Section 26, T1N, R8E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 23 acres |
| LOCATION | At the western terminus of Mondo Street |
| EXISTING ZONING | Planned Unit Development (Pennington County) |
| SURROUNDING ZONING | |
| North: | Suburban Residential District (Pennington County) |
| South: | Limited Agriculture District (Pennington County) |
| East: | General Agriculture District (Pennington County) |
| West: | Suburban Residential District (Pennington County) |
| PUBLIC UTILITIES | Community water and private on-site wastewater |
| DATE OF APPLICATION | 8/15/2005 |
| REVIEWED BY | Vicki L. Fisher / Bob Dominicak |

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer as per Chapter 16.16 of the Rapid City Municipal Code be **continued to the March 23, 2006 Planning Commission meeting to allow**

STAFF REPORT
March 9, 2006

No. 05SV061 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 21

the applicant to submit additional information.

GENERAL COMMENTS:

(Update, February 24, 2006. All revised and/or added text is shown in bold print.) This item was continued at the February 9, 2006 Planning Commission meeting at the applicants' request to allow them to address density and dry sewer issues relative to the subject property. To date, the information has not been submitted for review and approval. As such, staff is recommending that the Variance to the Subdivision Regulations be continued to the March 23, 2006 Planning Commission meeting to allow the applicant additional time to submit the information. Please note that no other part of this Staff Report has been revised.

(Update, January 31, 2006. All revised and/or added text is shown in bold print.) This item was continued at the January 26, 2006 Planning Commission meeting at the applicant's request. The applicant has, subsequently, requested that this item be continued to the March 9, 2006 Planning Commission meeting to allow them to address density and dry sewer issues relative to the subject property. As such, staff is recommending that the Preliminary Plat be continued to the March 9, 2006 Planning Commission meeting as requested. Please note that no other part of this Staff Report has been revised.

(Update, January 14, 2006. All revised and/or added text is shown in bold print.) This item was continued at the November 23, 2005 Planning Commission meeting at the applicant's request. The applicant has, subsequently, requested that this item be continued to the February 9, 2006 Planning Commission meeting to allow them to address density and dry sewer issues relative to the subject property. As such, staff is recommending that the Variance to the Subdivision Regulations and the associated Preliminary Plat be continued to the February 9, 2006 Planning Commission meeting as requested. Please note that no other part of this Staff Report has been revised.

(Update, November 16, 2005. All revised and/or added text is shown in bold print.) This item was continued at the November 10, 2005 Planning Commission meeting at the applicant's request. The applicant has, subsequently, requested that this item be continued to the January 26, 2006 Planning Commission meeting to allow them to address density and dry sewer issues relative to the subject property. As such, staff is recommending that the Preliminary Plat be continued to the January 26, 2006 Planning Commission meeting as requested. Please note that no other part of this Staff Report has been revised.

(Update, October 31, 2005. All revised and/or added text is shown in bold print.) This item was continued at the September 22, 2005 Planning Commission meeting at the applicant's request. The applicant has, subsequently, requested that this item be continued to the November 23, 2005 Planning Commission meeting to allow them to address density and dry sewer issues relative to the subject property. As such, staff is recommending that the Preliminary Plat be continued to the November 23, 2005 Planning Commission meeting as requested.

STAFF REPORT
March 9, 2006

No. 05SV061 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 21

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and dry sewer. In addition, the applicant has submitted a Preliminary Plat to create 22 residential lots to be known as Phase One of the Prairiefire Subdivision. (See companion item #05PL159.)

On September 8, 2005 the Planning Commission recommended that a Preliminary Plat to create two lots as a part of the Prairiefire Subdivision located directly east of the subject property be continued to the September 22, 2005 Planning Commission meeting at the applicant's request. In addition, the Planning Commission recommended that an associated Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, to dedicate additional right-of-way and to allow platting half a right-of-way be continued to the September 22, 2005 Planning Commission meeting at the applicant's request. (See companion items #05PL157 and 05SV060.)

The property is located at the western terminus of Mondo Street and is currently void of any structural development.

STAFF REVIEW:

The applicant has requested that this Variance to the Subdivision Regulations and all three associated items as identified above be continued to the March 9, 2006 Planning Commission meeting to allow them to address density and dry sewer issues relative to the subject property. As such, staff is recommending that the Preliminary Plat be continued to the March 9, 2006 Planning Commission meeting as requested.