

STAFF REPORT
July 6, 2006

No. 06SV039 - Variance to the Subdivision Regulations to allow a lot twice as long as wide as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 33

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 06SV039 - Variance to the Subdivision Regulations to allow a lot twice as long as wide as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	The unplatted portion of the E1/2 NE1/4, Section 21, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80.85
LOCATION	East of the intersection of Elk Vale Road and Old Folsom Road
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Low Density Residential II - District (Planned Residential Development)
South:	Light Industrial District - Limited Agriculture District - General Agriculture District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	Low Density Residential II District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/9/2006
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow a lot twice as long as wide as per Chapter 16.16 of the Rapid City Municipal Code be continued to the July 27, 2006 Planning Commission meeting to be heard in conjunction with an associated Preliminary Plat.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide. In addition, the applicant has submitted a Preliminary Plat to subdivide the subject property into 108 lots as Phase One of the Elk Meadows Subdivision, leaving an unplatted non-transferable balance. (See companion item #06PL090.)

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On August 15, 2005, the City Council approved a Layout Plat to subdivide the subject property into 265 residential lots. On April 17, 2006, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along a temporary street with the following stipulations:

1. Prior to City Council approval, the applicant shall sign a waiver of right to protest any future assessments for the improvements;
2. The street shall be constructed with a minimum 24 foot wide paved surface; and,
3. The street shall be located in dedicated right-of-way and/or an easement. If the street is to be located within an easement, then an Exception to the Street Design Criteria Manual shall be obtained to allow an easement to serve more than four properties.

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

STAFF REVIEW:

During the review of the associated Preliminary Plat, staff noted that additional information must be submitted for review and approval in order to adequately review the item. Staff is recommending that the Variance to the Subdivision Regulations be continued to the July 27, 2006 Planning Commission meeting to be heard in conjunction with the Preliminary Plat.