

STAFF REPORT

July 6, 2006

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**No. 06SV040 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, sewer and pavement along Longview Road as per Chapter 16.16 of the Rapid City Municipal Code**

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**ITEM 34**

GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc.
REQUEST	<b>No. 06SV040 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, sewer and pavement along Longview Road as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	A portion of Tract F of the NW1/4, Section 14, T1N, R8E, Less Murphy Subdivision and less Murphy Ranch Estates and less Right-of-way, located in the NE1/4 NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2 thru 7 of Block 2; Lots 15 of Block 4; and, Lot 1, Lots 13, 14 and 15 of Block 5; and Lots 1 and 2 of Block 6 of Murphy Ranch Estates Subdivision, located in the NW1/4, Section 14, T1N, R8E, formerly a portion of Tract F of the NW1/4, Section 14, T1N, R8E, Less Murphy Subdivision and less Murphy Ranch Estates and less Right-of-way, located in the NE1/4 NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.0 acres
LOCATION	Adjacent to Long View Road between Colvin Street and Romel Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	General Agriculture District
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	6/21/2006

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REVIEWED BY

Marcia Elkins / Emily Fisher

RECOMMENDATION: Staff will provide a recommendation at the July 6, 2006 Planning Commission meeting.

GENERAL COMMENTS: This request for a Subdivision Variance has been submitted in conjunction with the request for Preliminary Plat approval of Lots 2 through 6 of Block 2; Lot 15 of Block 4 and Lots 1, 14 and 15 of Block 5 of Murphy Ranch Estates Subdivision. The request was accepted as a late submittal to allow it to be considered in conjunction with that plat (06PL049) at the July 6, 2006 Planning Commission meeting.

STAFF REVIEW: Staff is currently completing the review of this request and will have a recommendation available at the July 6, 2006 Planning Commission meeting.