

STAFF REPORT
August 24, 2006

No. 06SV048 - Variance to the Subdivision Regulations to waive the requirement to install sewer along Stumer Road as per Chapter 16.16 of the Rapid City Municipal Code

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GENERAL INFORMATION:

PETITIONER	Centerline for PLM Development, LLC
REQUEST	No. 06SV048 - Variance to the Subdivision Regulations to waive the requirement to install sewer along Stumer Road as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	The unplatted portion of the N1/2 NW1/4, Less previously platted lots, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 6, Block 3, formerly the unplatted portion of the N1/2 NW1/4, Less previously platted lots, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 23 acres
LOCATION	South of Minnesota Street and West of Fifth Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/28/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install sewer along Stumer Road as per Chapter 16.16 of the Rapid City Municipal Code be approved.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the

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requirement to install sewer along a portion of Stumer Road.

On July 6, 2006, the Planning Commission approved a Preliminary Plat to subdivide the subject property into 48 residential lots. The City Council will consider the Preliminary Plat at their August 21, 2006 City Council meeting. (See companion item #06PL087.)

The property is located at the western terminus of Stumer Road and Enchanted Pines Drive and is currently void of any structural development.

STAFF REVIEW:

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

Sewer: As noted above, the construction plans do not show a sewer main along a portion of Stumer Road. In particular, a sewer main is not proposed along Stumer Road from approximately 150 feet north of Enchanted Pines Drive to 200 feet south of Middle Fork Lane. Staff originally voiced concern with the timing of providing a sewer connection to an adjacent property located west of the subject property without this sewer main tie. The applicant has subsequently coordinated with the adjacent property owner and submitted a revised construction sheet showing a street connection from Stumer Road aligning with a proposed street connection on the adjacent property. The construction plan also shows the construction of a water and sewer main along this section of the street. The adjacent property owner's consultant has reviewed the proposed street and utility extension to their east lot line and indicated support for the proposed Variance to the Subdivision Regulations as requested. In addition, the applicant has demonstrated that sewer will be provided to all of the lots within the proposed subdivision and the balance of the adjacent properties. As such, staff is recommending that the Variance to the Subdivision Regulations to waive the requirement to install sewer in a portion of Stumer Road be approved as requested.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the August 24, 2006 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.