

STAFF REPORT  
November 9, 2006

---

**No. 06SV064 - Variance to the Subdivision Regulations to waive the requirement to install water as per Chapter 16.16 of the Rapid City Municipal Code**

---

**ITEM 70**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 06SV064 - Variance to the Subdivision Regulations to waive the requirement to install water as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion located in the N1/2 SW1/4, SE1/4 NE1/4; SW1/4 SW1/4, SE1/4 NE1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.5 acres
LOCATION	Skyline Ranch Road Area
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City water and private wastewater
DATE OF APPLICATION	10/13/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install water 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 requirement to extend a water main to the north lot line of the subject property. On October 12, 2006, the Planning Commission recommended approval of a Layout Plat to subdivide a 7.6 acre unplatted parcel into one lot. The City Council will consider this item at their November 6, 2006 City Council meeting. (See companion item #06PL148.)

The property is located approximately 3,550 feet east of the intersection of Skyline Ranch

STAFF REPORT  
November 9, 2006

---

**No. 06SV064 - Variance to the Subdivision Regulations to waive the requirement to install water as per Chapter 16.16 of the Rapid City Municipal Code**

---

**ITEM 70**

Road and Tower Road at the western terminus of Skyline Ranch Road. Currently, the property is void of any structural development.

**STAFF REVIEW:**

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

**Water:** The applicant has submitted a site plan showing the location of an eight inch City water main extending east of the access easement, with the exception of the north six feet. As such, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to extend the water main to the north lot line. The Fire Department has indicated that the property is located in a high wildfire hazard area. The water main must be extended to the north lot line, as required by the Subdivision Regulations, in order to provide an adequate water source to the adjacent property. In addition, any subdivision of the adjacent property will require that the City water main be extended through the property in order to provide adequate domestic and fire flows. Staff is recommending that the Variance to the Subdivision Regulations to waive the requirement to extend the water main be denied.

**Legal Notification Requirement:** The white slips from the certified mailings have been returned. As of this writing, the green cards have not been returned. Staff will notify the Planning Commission at the November 9, 2006 Planning Commission meeting if this requirement is not met. In addition, staff has not received any calls of inquiry regarding this item.