

STAFF REPORT

June 7, 2007

No. 07SV024 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and street light conduit and to reduce the right-of-way width as per Chapter 16.16 of the Rapid City Municipal Code

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GENERAL INFORMATION:

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|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PETITIONER | Centerline, Inc. for Action Development, Inc. |
| REQUEST | No. 07SV024 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and street light conduit and to reduce the right-of-way width as per Chapter 16.16 of the Rapid City Municipal Code |
| EXISTING LEGAL DESCRIPTION | Tract 1 of Century 21 Subdivision, less Lot H1, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 1, 2 and 3 of Century 21 Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 67 acres |
| LOCATION | At the intersection of E. North Street and the proposed E. Anamosa Street |
| EXISTING ZONING | General Commercial District |
| SURROUNDING ZONING | |
| North: | General Commercial District - General Agriculture District |
| South: | General Commercial District (Planned Commercial Development) |
| East: | General Commercial District |
| West: | Light Industrial District - General Commercial District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 4/26/2007 |
| REVIEWED BY | Vicki L. Fisher / Todd Peckosh |

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and street light conduit and to reduce the right-of-way width as per Chapter 16.16 of the Rapid City Municipal Code be continued to the **June 21, 2007**

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Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

(Update, May 30, 2007. All revised and/or added text is shown in bold print.) This item was continued at the May 24, 2007 Planning Commission meeting to allow the applicant to submit additional information. On May 22, 2007, staff met with the applicant's consultant to discuss this item and the associated Layout Plat application. In particular, it was identified that a lighting plan and a pedestrian walkway plan must be submitted for review and approval in order to determine if street light conduit and sidewalk are needed as a part of the street design. In addition, a detail of the proposed street design, including private and public utilities, must be submitted for review and approval demonstrating that the street can be constructed in the proposed easement width(s). To date, the information has not been submitted for review and approval. As such, staff is recommending that this item be continued to the June 21, 2007 Planning Commission meeting.

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk and street light conduit and to reduce the easement width from 59 feet to 35 feet and 26 feet, respectively, along access easement(s). In addition, the applicant has submitted a Layout Plat to subdivide the subject property into three commercial lots leaving a 65.37 acre balance.

On February 20, 2006, the City Council approved a Layout Plat to create a 34 acre commercial lot, leaving a 31 acre non-transferable balance.

The property is located north and east of the intersection of E. North Street and the E. Anamosa Street right-of-way. 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:

Access Easements: The applicant has indicated that access easements will be extended north from E. Anamosa Street to serve the three proposed lots. The access easements are classified as commercial streets requiring that the easements be a minimum 59 feet wide and that the street be constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The Layout Plat identifies the access easements with a varied width of 35 feet to 26 feet. However, the width of the easements can not be reduced unless a Master Utility Plan showing the location of public and private utilities has been submitted for review and approval supporting the proposed reduction. In addition, a detail of the proposed street design must be submitted for review and approval demonstrating that the street can be constructed in the proposed easement width(s).

During the review of the associated Layout Plat staff noted that a substantial amount of

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commercial development has been proposed along Interstate 90 between LaCrosse Street and Elk Vale Road. This proposed development will also create additional traffic onto the roadways within this area. As such, a traffic analysis must be submitted for review and approval to address signals, turn lanes, queue lengths etc. within the proposed streets and the adjacent roadways. The potential re-alignment and/or design of the street sections may significantly alter the proposed lot configuration(s) and easement widths.

Staff is recommending that the Variance to the Subdivision Regulations be continued to the June 7, 2007 Planning Commission meeting to allow the applicant to submit additional information as identified above. In particular, a traffic analysis, a master utility plan and a detail of the proposed street design within the access easement(s) must be submitted for review and approval. In addition, a revised Master Plan clearly delineating the proposed lots and access easement location(s) must be submitted for review and approval.

Legal Notification Requirement: **The receipts from the certified mailings have been returned.** Staff has not received any calls or inquires regarding this proposal.