

STAFF REPORT

April 24, 2008

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**No. 08SV017 - Variance to the Subdivision Regulations to waive the ITEM 28 requirement to install water and sewer service lines as per Chapter 16.16 of the Rapid City Municipal Code**

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GENERAL INFORMATION:

APPLICANT	Dr. Paul Reinke
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Paul and Ingrid Reinke
REQUEST	<b>No. 08SV017 - Variance to the Subdivision Regulations to waive the requirement to install water and sewer service lines as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	Lot A of Block 1 of Quartz Canyon Subdivision, and a portion of the SW1/4 of the NE1/4 of Section 7, T1S, R7E, BHM, located in the SW1/4 of the NE1/4, and in the NE1/4, and in the SE1/4 of the NW1/4, Section 7, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A Revised of Block 1 of Quartz Canyon Subdivision, located in the SW1/4 of the NE1/4, and in the NE1/4, and in the SE1/4 of the NW1/4, Section 7, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.474 acres
LOCATION	Quartz Canyon Lane
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Highway Services District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	3/28/2008
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement

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to install water and sewer service lines 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 requirement to install water and sewer service lines to the property. In addition, the applicant has submitted a Preliminary Plat (#08PL039) to reconfigure the two parcels creating a 0.474 acre lot, leaving an approximate 27 acre unplatted non-transferable balance.

The property is located at the southern terminus of Quartz Canyon Lane. Currently, a water reservoir is located on the property.

STAFF REVIEW:

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

Subdivision Improvements: Quartz Canyon Lane terminates at the west boundary of the property. As such, improving the street to City Street Design Standards is not required. However, to date construction plans have not been submitted for review and approval showing the extension of water and sewer service lines to the proposed lot. A note on the plat identifies the entire lot as a private utility easement for the existing water reservoir, which precludes any residential development on the property. As such, staff is recommending that the Variance to the Subdivision Regulations to waive the requirement to install water and sewer service lines be approved.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the April 24, 2008 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.