

STAFF REPORT
June 10, 2010

No. 10SV007 - Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer at the Section Line Highway and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer at Airport Road as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 14

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Yasmeen Dream, LLC
REQUEST	No. 10SV007 - Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along the Section Line Highway and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer along Airport Road as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 of the SE1/4, Section 19, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of White Eagle Ranch, located in the NE1/4 of the SE1/4, Section 19, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.107 acres
LOCATION	14870 East Highway 44
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Agriculture District (Pennington County)
East:	Airport District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/30/2010
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

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RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer at the Section Line Highway and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer at Airport Road as per Chapter 16.16 of the Rapid City Municipal Code be continued to the **June 24, 2010** Planning Commission meeting.

GENERAL COMMENTS:

(Update: May 29, 2010. All revised and/or added text is shown in bold print.) This item was continued at the May 27, 2010 Planning Commission meeting at the applicant's request. The applicant has subsequently requested that the Variance to the Subdivision Regulations be continued to the June 24, 2010 Planning Commission meeting. As such, staff recommends that the Variance to the Subdivision Regulations be continued to the June 24, 2010 Planning Commission meeting as requested by the applicant.

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along the Section Line Highway and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Airport Road as they abut the property. In addition, the applicant has submitted a Preliminary Plat to subdivide the property into two lots leaving an unplatted 259.5 acre unplatted balance.

The property is located outside the City limits of Rapid City, adjacent to the Rapid City Municipal Airport. Currently, the proposed lots are void of any structural development.

STAFF REVIEW:

The applicant has requested that this item be continued to the **June 24, 2010** Planning Commission meeting. As such, staff recommends that the Variance to the Subdivision Regulations be continued to the **June 24, 2010** Planning Commission meeting as requested by the applicant.

Legal Notification Requirement: The receipts from the certified mailings **have been returned.**