

STAFF REPORT
October 7, 2010

No. 10SV019 - Variance to the Subdivision Regulations to waive the requirement to install additional pavement, curb, gutter, sidewalk, street light conduit, sewer and water along West Nike Road as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 17

GENERAL INFORMATION:

APPLICANT	Clint Ackerman
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Freeland Meadows, LLC
REQUEST	No. 10SV019 - Variance to the Subdivision Regulations to waive the requirement to install additional pavement, curb, gutter, sidewalk, street light conduit, sewer and water along West Nike Road as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	A portion of "Government" Lot 4 of Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract A of Prairie Meadows Subdivision, Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.861 acres
LOCATION	Northeast of the intersection of Country Road and West Nike Road
EXISTING ZONING	Low Density Residential District (Planned Development Designation) - Medium Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Development Designation)
South:	Medium Density Residential District (Planned Development Designation)
East:	Low Density Residential District (Planned Development Designation)
West:	Low Density Residential District (Planned Development Designation)

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PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/9/2010
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install additional pavement, curb, gutter, sidewalk, street light conduit, sewer and water along West Nike Road be continued to the October 21, 2010 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install additional pavement, curb, gutter, sidewalk, street light conduit, sewer and water along West Nike Road as it abuts the property. In addition, the applicant has submitted a Preliminary Plat to subdivide the property creating an 11.861 acre parcel leaving a non-transferable balance. The proposed lot is to be known as Tract A of Prairie Meadows Subdivision.

On June 6, 2005, the City Council approved a Layout Plat (File #05PL022) to subdivide 146.8 acres into 425 residential lots to be known as "Freeland Meadows Subdivision". In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Country Road and W. Nike Road as they abut the property.

On April 21, 2008, the City Council approved a revised Layout Plat (File #07PL180) to subdivide the 146.8 acres into 273 lots to be known as Lots 1 thru 263 and Tracts A, B, D, E, F, G, H, I, J and K of Prairie Meadows Subdivision. Proposed Tract A as shown on this plat document was previously identified as Lots 1 through 6, a portion of Lots 7 and 8 and Lots 22 through 49 of Prairie Meadows Subdivision.

On April 21, 2008, the City Council approved a Comprehensive Plan Amendment to the Major Street Plan (File #08CA001) to relocate LaCrosse Street as it extends through the property.

The property is located northeast of the intersection of Country Road and West Nike 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:

Construction Plans/Traffic Impact Study: To date, the applicant has not submitted water plans, sewer plans, a drainage plan or a Traffic Impact Study to determine what improvements may

STAFF REPORT
September 23, 2010

No. 10SV019 - Variance to the Subdivision Regulations to waive the requirement to install additional pavement, curb, gutter, sidewalk, street light conduit, sewer and water along West Nike Road as per Chapter 16.16 of the Rapid City Municipal Code **ITEM**

be needed along W. Nike Road. Without this information, staff cannot determine if it is appropriate to grant the Variances as requested. As such, staff recommends that the Variance to the Subdivision Regulations be continued to allow the applicant to submit the information as identified.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the October 7, 2010 Planning Commission meeting if this requirement is not met.

Staff recommends that the Variance to the Subdivision Regulations be continued to the October 21, 2010 Planning Commission meeting to allow the applicant to submit the additional information as identified above.