

STAFF REPORT

October 24, 2002

No. 02SV040 - Variance to the Subdivision Regulations to waive the requirement to install sidewalks

ITEM 44

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Jeff Stone
REQUEST	No. 02SV040 - Variance to the Subdivision Regulations to waive the requirement to install sidewalks
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 of the SE1/4 of Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3 of Block 1 of Sunset Heights Subdivision, located in the SW1/4 of the SE1/4 of Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.19 acres
LOCATION	At the current terminus of Broadmoor Drive
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Park Forest District
East:	Low Density Residential District (PRD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	09/27/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow sidewalks on one side of the street be approved with the following stipulations:

Urban Planning Division Recommendations:

1. The sidewalk shall be a property line sidewalk constructed in accordance with the standards specified in the Street Design Criteria Manual; and

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- 2. The sidewalk shall be constructed along the south side of the proposed access easement.**

GENERAL COMMENTS: The applicant has submitted this Subdivision Variance request to waive the sidewalk requirement along one side of a proposed private access and utility easement as a companion item to **Final Plat No. 02PL102**. The Final Plat proposes the creation of Lots 1, 2 and 3 which have southern lot lines which abut an unimproved section line highway. The applicant has also submitted a vacation of section line highway request as a companion item (**No. 02VR005**). Proposed Lots 1, 2 and 3 range in size from 3.072 acres to 3.752 acres.

STAFF REVIEW: Staff has reviewed the Subdivision Regulations Variance request and has noted the following considerations:

The Final Plat shows that the three proposed lots will be bisected by a private access and utility easement, and that no buildings will be allowed on the north side of this easement. Because building construction will only be allowed on the south side, the applicant's site plan identified the provision of a four foot wide property line sidewalk only on the south side of the proposed private access easement. Considering the lack of building construction on the north side of the private access easement and the proposed low density of dwelling units, staff is recommending approval of the Subdivision Regulations Variance to allow sidewalks on one side of the street with the condition that the sidewalk be constructed along the south side of the proposed access easement, and will provide continuity with the existing pedestrian traffic at the Broadmoor Subdivision.