

STAFF REPORT
May 27, 2004

No. 04SV026 - Variance to the Subdivision Regulations to waive the requirement to install sewer as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 31

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Horizon Properties, Inc.
REQUEST	No. 04SV026 - Variance to the Subdivision Regulations to waive the requirement to install sewer as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	Tract 1 of Outlot B less Lots A-C of Merchen's First Addition Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.02 acres
LOCATION	701 East St. Patrick Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Medium Density Residential District
East:	General Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	04/30/2004
REVIEWED BY	Vicki L. Fisher / Dave Johnson

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install a sewer main be denied.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install a sewer main along the west 200 feet of East St. Patrick Street as it abuts the subject property.

The subject property is located approximately 150 feet east of the Ivy Avenue/East St. Patrick Street intersection on the south side of East St. Patrick Street. Currently, a convenience store is located in the northeast corner of the property.

STAFF REPORT
May 27, 2004

No. 04SV026 - Variance to the Subdivision Regulations to waive the requirement to install sewer as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 31

STAFF REVIEW:

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

Sewer Main: Currently, a sewer main is located along the east 570 feet of the subject property within the East St. Patrick Street right-of-way. Extending the sewer main within the East St. Patrick Street right-of-way as it abuts the subject property will allow for future lots within the subject property to be served by the sewer main as well as properties located along the north side of East St. Patrick Street. As such, staff is recommending that the Variance to the Subdivision Regulations to waive the requirement to install the sewer main be denied.

The applicant should be aware that upon submittal of a Preliminary Plat, a Master Plan identifying the future subdivision of the subject property must be submitted for review and approval.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the May 27, 2004 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.