

STAFF REPORT

October 26, 2000

SVAR #00SV022 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide, waive the requirement for curb and gutter and sidewalk requirements along Southside Drive, waive the requirement for sanitary sewer construction and street lights

ITEM 40

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Dave Olson
REQUEST	SVAR #00SV022 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide, waive the requirement for curb and gutter and sidewalk requirements along Southside Drive, waive the requirement for sanitary sewer construction and street lights
LEGAL DESCRIPTION	Lots 1, 2, and Tract A of Winton Subdivision #2 and dedicated right-of-way, formerly Lots 3 and 4 of Eisenbraun Subdivision and unplatted, located in NW1/4 NE1/4 Section 26, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 21.61 Acres
LOCATION	South of Southside Drive and west of Anderson Road
EXISTING ZONING	Suburban Residential District-General Agriculture District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	General Agriculture District (County)
East:	Suburban Residential District-General Agriculture District (County)
West:	Suburban Residential District-General Agriculture District (County)
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to allow lots twice as long as they are wide, waive the requirement for curb and gutter and sidewalk requirements along Southside Drive, waive the requirement for sanitary sewer

STAFF REPORT

October 26, 2000

SVAR #00SV022 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide, waive the requirement for curb and gutter and sidewalk requirements along Southside Drive, waive the requirement for sanitary sewer construction and street lights

ITEM 40

construction and street lights be approved for proposed Lots 1, 2, and Tract A of Winton Subdivision #2 and shall not apply to the proposed master plan of the subject property.

GENERAL COMMENTS: The applicant has submitted a Layout Plat (00PL102) for three lots and a master plan for the property. The master plan identifies a total of seventeen lots. This proposal is the continuation of the development that has been approved directly east of the property. The property is located on the south of Southside Road approximately .4 miles west of the intersection of Anderson Road and Southside Drive.

This request is for a Subdivision Variance to allow lots twice as long as they are wide, waive the requirement for curb and gutter and sidewalk requirements along Southside Drive, waive the requirement for sanitary sewer construction and street lights.

STAFF REVIEW: Staff has reviewed the application and has noted the following considerations:

Earlier this year, the City completed a Facilities Plan for the Rapid City Water Reclamation Facility. The purpose of the Plan was to chart a course for long-range improvements and expansion of the Water Reclamation Facility. The Facility Plan identified a twenty year planning window to review the needs of the Water Reclamation Facility. As part of this planning, a service area was established that could be served in the next twenty years. The subject property falls in that service area for the Water Reclamation Facility.

One of the variance application's requests is the waiver of the requirement for sanitary sewer or dry sewer of the property. The property is approximately .75 of mile west of the waste water treatment plant. The applicant master plan has identified seventeen lots that are all approximately one acre in size. There have been problems with on-site waste water system in this area particularly the Green Valley Estates development. The South Dakota Department of Environment and Natural Resources has commented to the City that we need to address the sewer problems in this area.

The Public Works Department has indicated that a sanitary sewer trunk line will be located in Southside Drive. This trunk line will be the main transmission line serving the property on the south side of Rapid Creek. In the proposed master plan, the applicant has identified a north/south street providing access to the Southside Drive. This street right-of-way is logical location for the connecting to the future sanitary sewer trunk line in Southside Drive. Staff is recommending that dry sewer be installed for the proposed master plan development. Due to the close proximity to the Water Reclamation Facility, the proposed lot size and the

STAFF REPORT

October 26, 2000

SVAR #00SV022 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide, waive the requirement for curb and gutter and sidewalk requirements along Southside Drive, waive the requirement for sanitary sewer construction and street lights

ITEM 40

problems with on-site system in this area in the past, Staff can not support waiving the dry sewer requirement for the master plan development.

The applicant is proposing to reconfigure the lot lines between three parcels. No additional density is being proposed as part of this development. Both the Planning Commission and City Council have waived the subdivision improvements when no additional density is being proposed. Staff supports the Subdivision Variances for only those three proposed lots. Staff does not support waiving any requirements for the proposed master plan. Staff would like to make the applicant aware that Staff does not support waiving any additional requirements for the proposed master plan.