

STAFF REPORT

January 4, 2001

SVAR #00SV028 - Variance to the Subdivision Regulations to waive the requirement for curb and gutter and to allow thickened edge sidewalk on one side

ITEM 14

GENERAL INFORMATION:

PETITIONER	Dream Design, Inc. for Stoney Creek Inc.
REQUEST	SVAR #00SV028 - Variance to the Subdivision Regulations to waive the requirement for curb and gutter and to allow thickened edge sidewalk on one side
LEGAL DESCRIPTION	Lots 1-10 of Autumn Hills Plaza II located in the SW1/4 of the NW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	1.734
LOCATION	Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	Low Density Residential w/ PDD
SURROUNDING ZONING	
North:	Low Density Residential w/PDD
South:	General Commercial w/PDD
East:	Low Density Residential w/PDD
West:	Low Density Residential w/PDD
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for curb and gutter and to allow thickened edge sidewalk on one side of the street be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant has submitted a Subdivision Regulations Variance request to waive the requirement for curb and gutter and to allow a thickened edge sidewalk on one side of the street. The applicant has also submitted a Preliminary and Final Plat to create ten townhome lots on the subject property. In addition, the applicant has submitted an Initial and Final Planned Residential Development request. (See companion items #00P115 and #00PD058.) The Planned Residential Development identifies the development of ten townhomes with off-street parking and a screening fence along Sheridan Lake Road to be located on the subject property.

STAFF REPORT

January 4, 2001

SVAR #00SV028 - Variance to the Subdivision Regulations to waive the requirement for curb and gutter and to allow thickened edge sidewalk on one side

ITEM 14

On November 6, 2000, a Layout Plat was approved to create ten townhome lots as identified on the proposed Preliminary and Final Plat. In addition, a Special Exception was granted to allow an easement to serve as the principal means of access to more than four lots.

The property is located approximately 1,050 feet north of the intersection of Catron Boulevard and Sheridan Lake Road on the east side of Sheridan Lake Road and is currently void of any structural development.

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

Autumn Place, a 26 foot wide public access easement with an approximate 20 foot wide paved surface, will be extended from the adjacent property located directly north of the subject property to serve as legal access to the proposed development. As previously indicated, a Special Exception has been granted to allow an easement to serve as the principal means of access to more than four lots. Allowing the easement alleviated the requirement that City crews maintain the road. In addition, a maintenance agreement was required between the adjacent property owner(s) and the subject property owner to insure that Autumn Place is maintained in a safe and accessible condition. Curb, gutter and sidewalks do not exist along that portion of Autumn Place currently constructed on the adjacent property. As such, the applicant is seeking a Subdivision Regulations Variance to waive these improvements on the extension of Autumn Place in order to maintain road consistency.

The applicant's road construction plans identify that Autumn Place, including that portion located on the adjacent property, will be improved and/or constructed with a 26 foot wide paved surface and a thickened edge five foot wide sidewalk along the east side of the street. It is anticipated that drainage will flow towards the east side of the road and into the thickened edge sidewalk. The Engineering Division has indicated that this type of sidewalk design is more suited for drainage away from the sidewalk. The Engineering Division has also indicated that allowing a thickened edge sidewalk as proposed will result in pavement problems occurring sooner than normal. In addition, there has been no demonstration of adequate durability under the anticipated conditions resulting in a substantial concern with the level of maintenance involved with the proposed design. The Engineering Division has indicated that a rollover curb and gutter design may better accommodate the drainage concerns associated with the property. As such, staff is recommending that the Subdivision Regulations Variance request be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit a drainage plan in order to determine the viability of the proposed sidewalk design. In order to be considered at the January 25, 2001 Planning Commission meeting, the information must be submitted by January 5, 2001.