

STAFF REPORT

April 26, 2001

No. 01SV005 - Variance to the Subdivision Regulations to waive the ITEM 34 requirement for sewer, water, sidewalk and street light conduit

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for John Skulborstad and Peter Torino
REQUEST	No. 01SV005 - Variance to the Subdivision Regulations to waive the requirement for sewer, water, sidewalk and street light conduit
LEGAL DESCRIPTION	Lot 1 of Lot F-1, Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1 Acres
LOCATION	North of the Cleghorn Fish Hatchery on U.S. Highway 44 West
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Limited Agriculture District (County) / Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District / Medium Density Residential District
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for sewer, water, sidewalk and street light conduit be **denied without prejudice in order to be heard in conjunction with a revised Preliminary and Final Plat.**

GENERAL COMMENTS: **This item has been continued several times since the February 22, 2001 Planning Commission meeting in order to be heard in conjunction with an associated Preliminary and Final Plat. This Staff Report has been revised as of 4/16/01. All revised or added text is shown in bold print.** The applicant has submitted a Subdivision Regulations Variance request to waive the requirement for sewer, water, sidewalk and street light conduit. The applicant has also submitted a Preliminary and Final Plat to create a one acre lot. (See companion item # 01PL007.) In addition, the applicant has submitted a rezoning request to change the zoning on the subject property from Park Forest to Office Commercial in conjunction with a Planned Development Designation in order to locate a photography studio on the property. (See companion items #01RZ001 and

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#01PD003, respectively.)

STAFF REVIEW: During the review of the associated Preliminary and Final Plat, staff identified that additional information must be submitted in order for the project to go forward. In particular, topographic information, a drainage and grading plan and a geotechnical site evaluation must be submitted for review and approval. In addition, revisions to the proposed Master Plan are needed in order for the project to go forward. **On April 2, 2001, the applicant submitted a revised Master Plan. The applicant also submitted topographic information for Lot 1 and for a portion of the balance of the property. The revised Master Plan does not address the proposed interior road's alignment, length and grade issues as previously identified. Staff is recommending that one approach located on Lot 1 serve as access to the entire development as proposed on a previously approved Layout Plat in lieu of the two approaches as shown on the revised Master Plan. In addition, the approach should align as closely as possible to Chapel Lane located on the south side of Jackson Boulevard. Extending an interior roadway across Lot 1 may require that the existing building be removed in part or in whole and/or that an easement or right-of-way be obtained from the adjacent property owner. Staff is recommending that the Subdivision Regulations Variance Request be denied without prejudice in order to be heard in conjunction with a revised Preliminary and Final Plat.**