

STAFF REPORT

June 7, 2001

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**No. 01SV005 - Variance to the Subdivision Regulations to waive the ITEM 46 requirement for sewer, water, sidewalk and street light conduit**

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GENERAL INFORMATION:

PETITIONER	Fisk Engineering for John Skulborstad and Peter Torino
REQUEST	<b>No. 01SV005 - Variance to the Subdivision Regulations to waive the requirement for sewer, water, sidewalk and street light conduit</b>
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 **continued to the July 5, 2001 Planning Commission meeting to be heard in conjunction with the Preliminary and Final Plat and to allow the applicant to submit a Planned Residential Development request.**

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 5/31/01. 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

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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 #01PD003, respectively.) **On May 31, 2001, the applicant indicated that he would like the associated rezoning request and the Planned Commercial Development request denied without prejudice at this time in order for him to potentially bring these items forward again for consideration in the future.**

**STAFF REVIEW: Staff is recommending that the Variance to the Subdivision Regulations to waive the requirement for sewer, water, sidewalk and street light conduit be continued to the July 5, 2001 Planning Commission meeting to be heard in conjunction with the Preliminary and Final Plat and to allow the applicant to submit a Planned Residential Development Request.**