

STAFF REPORT

July 5, 2001

SVAR #01SV010 - Variance to the Subdivision

ITEM 13

Regulations to waive the requirements for paving, curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, traffic signs, pavement marking, and street light conduits for the section line highways; and Variance to the Subdivision Regulations to waive the requirements for paving, curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, and street light conduits for Quail Drive; and Variance to the Subdivision Regulations to waive the requirements for curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, pavement marking, and street light conduits for Cougar Court.

GENERAL INFORMATION:

PETITIONER

Renner and Sperlich Engineering for Larry Tueber

REQUEST

SVAR #01SV010 - Variance to the Subdivision Regulations to waive the requirements for paving, curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, traffic signs, pavement marking, and street light conduits for the section line highways; and Variance to the Subdivision Regulations to waive the requirements for paving, curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, and street light conduits for Quail Drive; and Variance to the Subdivision Regulations to waive the requirements for curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, pavement marking, and street light conduits for Cougar Court.

LEGAL DESCRIPTION

Lot A Revised of Block 2 and Lots 1R, 6R and 7R of Block 3, Spring Canyon Estates (Lot A Revised of Block 2: formerly Lot A of Lot 1 of Revision No. 1 of Block 2 and a portion of Lot B of Lot 1 of Revision No. 1 of Block 2; Lot 1R: formerly Lot 1 of Block 3 and Vacated Right-Of-Way; Lot 6R: formerly Lot 6 of Block 3 and a portion of Vacated Right-Of-Way and a portion of Lot B of Lot 1 of Revision No. 1 of Block 2; Lot 7R: formerly Lot 7 of Block 3 and a portion of Vacated Right-Of-Way and a portion of Lot B of Lot 1 of Revision No. 1 of Block 2, All located in Spring Canyon Estates) Located in Government Lot 3 and Government Lot 4, Section 5, T1S, R7E, BHM, Pennington County, South Dakota

STAFF REPORT

July 5, 2001

SVAR #01SV010 - Variance to the Subdivision

ITEM 13

Regulations to waive the requirements for paving, curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, traffic signs, pavement marking, and street light conduits for the section line highways; and Variance to the Subdivision Regulations to waive the requirements for paving, curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, and street light conduits for Quail Drive; and Variance to the Subdivision Regulations to waive the requirements for curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, pavement marking, and street light conduits for Cougar Court.

PARCEL ACREAGE	approximately 19.066 acres
LOCATION	approximately one and one-half miles south of the intersection of Sheridan Lake Road and Clarkson Road
EXISTING ZONING	Low Density Residential District (County)
SURROUNDING ZONING	
North:	Low Density Residential District (County)
South:	Low Density Residential District (County)
East:	Low Density Residential District (County)
West:	Low Density Residential District (County)
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that this request be continued to the July 26, 2001 Planning Commission meeting to allow the request to be considered in conjunction with the Layout Plat.

GENERAL COMMENTS: This Subdivision Variance request has been submitted in conjunction with a proposed Layout Plat and Vacation of Right of Way. The Layout Plat proposes to replat five existing lots by reconfiguring them into four new lots. The subject property is located near the southern end of Clarkson Road within the City's three-mile platting jurisdiction. The subject property is located on the north side of Clarkson Road near the intersection of Clarkson Road and Quail Drive.

The four lots to be platted will range in size from approximately 3.16 acres to 6.42 acres. The Quail Drive right-of-way extends through the property from east to west although only the

STAFF REPORT

July 5, 2001

SVAR #01SV010 - Variance to the Subdivision

ITEM 13

Regulations to waive the requirements for paving, curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, traffic signs, pavement marking, and street light conduits for the section line highways; and Variance to the Subdivision Regulations to waive the requirements for paving, curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, and street light conduits for Quail Drive; and Variance to the Subdivision Regulations to waive the requirements for curb, gutter, sidewalks, water, sanitary sewer, storm sewer, drainage structures, pavement marking, and street light conduits for Cougar Court.

western-most portion of this right-of-way is developed as a road. It is the unimproved eastern segment of the Quail Drive right-of-way that is proposed to be vacated.

STAFF REVIEW: Staff has reviewed this proposed Subdivision Variance request and the associated Layout Plat and has noted a number of concerns and issues that must be addressed before the Layout Plat can proceed. Therefore, Staff is recommending that this Subdivision Variance request also be continued so that it and the plat can be considered concurrently.