

STAFF REPORT

July 26, 2001

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**SVAR #01SV010 - Variance to the Subdivision**

**ITEM 25**

**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.**

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GENERAL INFORMATION:

PETITIONER

Renner and Sperlich Engineering for Larry Tueber

REQUEST

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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

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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 Subdivision Variances be approved with the condition that a gravel turnaround shall be provided at the end Quail Drive.

**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

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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. The proposed Layout Plat would reduce the number of potential buildable lots from five to four. In the past, the Planning Commission and City council have supported Subdivision Variances when no additional density has been created. Staff has not identified the need for any additional drainage improvements based on the information provided. A turnaround will need to be developed at the end of Quail Drive. Quail Drive is currently a gravel road. A gravel turnaround will need to be constructed as part of the replatting of the lots.