

STAFF REPORT

July 26, 2001

No. 01SV015 - Variance to the Subdivision Regulations to waive the requirement for topographic information, pavement width of road and easement, easement width, sidewalks, curb and gutter, street lights and dry sewer.

ITEM 56

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Mark Abrams
REQUEST	No. 01SV015 - Variance to the Subdivision Regulations to waive the requirement for topographic information, pavement width of road and easement, easement width, sidewalks, curb and gutter, street lights and dry sewer.
LEGAL DESCRIPTION	Lots 8 Revised and 8A Revised of Pinedale Heights Subdivision formerly all of Lots 8 and 8A of Pinedale Heights Subdivision, located in the NE1/4 NW/14 of Section 5, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.752 acres
LOCATION	5309 Pinedale Heights
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	NA
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for topographic information, pavement width of road and easement, easement width, sidewalks, curb and gutter, street lights and dry sewer be denied.

GENERAL COMMENTS: The applicant is proposing to waive a number of requirements to subdivide a 1.752 acre parcel into two lots. The property is located in the Pinedale Heights Subdivision on the west side of Rapid City. This development is characterized by forested hill side with narrow winding streets. Access to the development is via West Main Street. West Main Street is the only access into this area. Currently, there are thirty-seven single family residents that have exclusive access via West Main Street. Also, a total of seventeen undeveloped lots are located in this area.

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STAFF REVIEW: Staff has reviewed the request and has noted a number of considerations:

Staff has identified a number of concerns with the proposed subdivision of the property in the related Layout Plat request (01PL059). These concerns deal with access, utilities and drainage. The requirements the applicant is proposing to be waived are critical to the any additional development in this area. Staff can not support the waiving of any requirements in this area. Staff is recommending that all the subdivision variances be denied.