

STAFF REPORT

July 26, 2001

No. 01SV019 - Variance to the Subdivision Regulations to waive curb and gutter, sidewalk, dry sewer and water, street light conduit and paving **ITEM 30**

GENERAL INFORMATION:

PETITIONER	D. C. Scott Co.
REQUEST	No. 01SV019 - Variance to the Subdivision Regulations to waive curb and gutter, sidewalk, dry sewer and water, street light conduit and paving
LEGAL DESCRIPTION	Lot 4R of Polar Bear Subdivision formerly Lot 4 of Polar Bear Subdivision and unplatted land located in the NE1/4 SE1/4 of Section 7, Township 1 North, Range 8 East of the Black Hills Meridian, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.62 acres
LOCATION	At the southwest corner of the intersection of Sydney Drive and S.D. Highway 79
EXISTING ZONING	Light Industrial District/General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	Heavy Industrial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for sidewalk along the south side of Sydney Drive and South Dakota Highway 70 be tabled.

GENERAL COMMENTS: This Subdivision Regulations Variance request is the companion item to the Preliminary and Final Plat request for Lot 4R of Polar Bear Subdivision (see companion item #01PL065). The plat request has been submitted to plat a 3.62 acre lot located at the intersection of South Dakota State Highway 79 and Sydney Drive. The Final Plat of Lot 4 of Polar Bear Subdivision was approved by the City Council on October 27, 1997. At that time the property was zoned General Commercial requiring the developer to construct sidewalks on the property lines fronting or abutting all streets and highways. The plans submitted to the City for the required subdivision improvements included sidewalks. All the required improvements were completed except the sidewalks. On February 2, 1998

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the property was rezoned to Light Industrial Zoning District where sidewalks are not a required improvement. Therefore, as part of the applicants platting request for Lot 4R sidewalks are not a required subdivision improvement and a Subdivision Regulation Variance is not required.