

STAFF REPORT

March 21, 2002

No. 02SV006 - Variance to the Subdivision Regulations to allow sidewalks on one side of the street **ITEM 29**

GENERAL INFORMATION:

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| PETITIONER | Fisk Land Surveying & Consulting Engineers for Larry Lewis and Kenneth Kirkeby |
| REQUEST | No. 02SV006 - Variance to the Subdivision Regulations to allow sidewalks on one side of the street |
| EXISTING LEGAL DESCRIPTION | Lot 19R2 of Fairway Hills PRD and a portion of Tract SB of Springbrook Acres located in the SW1/4 NE1/4, NW1/4 SE1/4, and SE1/4 NW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Parcel A of Tract SB of Springbrook Acres Addition and Lot 19R3 of Fairway Hills PRD located in the SW1/4 NE1/4, NW1/4 SE1/4, and SE1/4 NW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 41.91 acres |
| LOCATION | East of Fairway Hills and Sandstone Ridge Subdivision |
| EXISTING ZONING | Park Forest District |
| SURROUNDING ZONING | |
| North: | Medium Density Residential District/Planned Residential Development |
| South: | Park Forest District |
| East: | Park Forest District |
| West: | Medium Density Residential District/Planned Residential Development |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 1/25/2002 |
| REPORT BY | Vicki L. Fisher |

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow sidewalks on one

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side of the street be approved with the following stipulation:

Engineering Division Recommendation:

1. The sidewalk shall be located along the northern half of the cul-de-sac.

GENERAL COMMENTS:

This item was continued at the February 21, 2002 Planning Commission meeting and again at the March 7, 2002 Planning Commission meeting at the applicant's request. No other part of this Staff Report has been revised. The applicant has submitted a Variance to the Subdivision Regulations to allow a sidewalk along half of the cul-de-sac extending east from Holiday Lane. In addition, the applicant has submitted a Preliminary and Final Plat to subdivide the subject property into two lots leaving an approximate 24 acre non-transferable balance. (See companion item 02PL006.) The proposed lots will be 14.91 acres and 27 acres in size, respectively. Currently, a single family residence and a stable are located on the proposed 27 acre lot. The balance of the property is void of any structural development.

STAFF REVIEW:

During the review of the Variance to the Subdivision Regulations, staff identified the following considerations:

Road Design: As identified in the associated Preliminary and Final Plat review, a Variance to the Subdivision Regulations was previously granted to allow a sidewalk along one side of Holiday Lane. Allowing a sidewalk along half of the cul-de-sac is consistent with the established design standards for Holiday Lane. The existing sidewalk is located along the north side of Holiday Lane. As such, the Engineering Division has indicated that the sidewalk must be located along the north half of the cul-de-sac.

Legal Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the February 21, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquiries regarding this proposal.