

STAFF REPORT

June 20, 2002

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**No. 02SV015 - Variance to the Subdivision Regulations to waive the requirement to install pavement, curb and gutter, water, sewer, street light conduit and sidewalks** **ITEM 27**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering Co. for Robert E. Moore
REQUEST	<b>No. 02SV015 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide and to waive the requirement to install pavement, curb and gutter, water, sewer, street light conduit and sidewalks</b>
EXISTING LEGAL DESCRIPTION	Lot 15 of Kepp Heights Subdivision #3, located in the SW1/4 of the NW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 15 of Kepp Heights Subdivision #4, located in the SW1/4 of the NW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.874
LOCATION	South of Flormann Street and Skyline Drive
EXISTING ZONING	Low Density Residential/Planned Development Designation
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Low Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/28/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow lots twice as long as they are wide and to waive the requirement to install pavement, curb, gutter, water sewer, street light conduit and sidewalks along Skyline Drive be continued to the **July 3, 2002** Planning Commission meeting to be heard in conjunction with the associated plat.

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### GENERAL COMMENTS:

**This item has been continued several times since the April 25, 2002 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of June 10, 2002. All revised or added text is shown in bold print.** The applicant has submitted a Subdivision Regulations Variance request to allow lots twice as long as they are wide and to waive all street improvements along Skyline Drive. The applicant has also submitted a Preliminary and Final Plat to subdivide the subject property into 15 residential lots. The property is located approximately 150 feet south of the intersection of Skyline Drive and Flormann Street on the south side of Skyline Drive. (See associated item #02PL028.)

### STAFF REVIEW:

Staff is recommending that the associated Preliminary and Final Plat be continued to the May 9, 2002 Planning Commission meeting to allow the applicant to submit a revised geotechnical evaluation, along with a detailed grading and drainage plan and additional topographic data. The information is necessary in order to determine if buildable areas will exist on each proposed lot. The plat could potentially be revised if necessary to provide buildable areas if the above referenced information supports the adjustment. **Staff met with the applicant on May 2, 2002 to discuss the outstanding issues relative to the associated plat. On May 13, 2002, the applicant submitted an Initial and Final Residential Development Plan for the subject property and on May 17, 2002, the applicant submitted cross sections for Sunrise Drive. During the review of the Initial and Final Residential Development Plan, staff identified that structure locations and elevations must be submitted to insure that the view of the ridgeline of Skyline Drive is not adversely affected by the proposed development. On June 6, 2002, the applicant submitted structural elevations of the proposed residences as outlined above. However, a 100 foot setback was not maintained along Skyline Drive as identified during the review of the associated Initial and Final Residential Development Plan.**

**On June 13, 2002, staff met with the applicant to discuss setback issues along Skyline Drive. The applicant submitted cross section elevations showing the proposed building envelopes on each lot in comparison to the elevation(s) of Skyline Drive. Staff noted that reducing the front yard setback from 25 feet to 15 feet for the residential structure and from 25 feet to 18 feet for the garage and shifting the interior road location further to the east would increase the setback(s) along Skyline Drive while maintaining buildable areas on each lot. The applicant indicated that a revised site plan would be submitted adjusting the front yard setback and realigning the location of the interior road as identified. As such, staff is recommending that the Variance to the Subdivision Regulations be continued to the July 3, 2002 Planning Commission meeting to be heard in conjunction with the associated Preliminary and Final Plat and the Initial and Final Residential Development Plan.**