

STAFF REPORT

August 8, 2002

No. 02SV034 - Variance to the Subdivision Regulations to allow sidewalks on one side of the street as regulated by Chapter 16.16.090 of the Rapid City Municipal Code

ITEM 38

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Hart Ranch Development
REQUEST	No. 02SV034 - Variance to the Subdivision Regulations to allow sidewalks on one side of the street as regulated by Chapter 16.16.090 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	A portion of previously platted Spiken Ridge Parcel and Golf Course Parcel of Hart Ranch Development, located in the SE1/4 SW1/4 of Section 12, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.455 acres
LOCATION	Hart Ranch Development
EXISTING ZONING	Planned Urban Development
SURROUNDING ZONING	
North:	Planned Urban Development
South:	Planned Urban Development
East:	Planned Urban Development
West:	Planned Urban Development
PUBLIC UTILITIES	Community water and sewer
DATE OF APPLICATION	07/10/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow sidewalks on one side of the street as regulated by Chapter 16.16.090 of the Rapid City Municipal Code be approved.

GENERAL COMMENTS:

The applicant is requesting a Subdivision Regulations Variance request to waive the construction of sidewalks on one side of the street on the above legally described property. This is a companion item to Preliminary and Final Plat #02PL074 to create two residential lots.

STAFF REPORT

August 8, 2002

No. 02SV034 - Variance to the Subdivision Regulations to allow sidewalks on one side of the street as regulated by Chapter 16.16.090 of the Rapid City Municipal Code **ITEM 38**

A recent annexation of property located along U. S. Highway 16 has extended the three mile platting jurisdiction of Rapid City and, as such, the subject property is now in Rapid City's platting jurisdiction. The Rapid City Major Street Plan encompasses this area.

STAFF REVIEW:

Staff has reviewed the Subdivision Regulations Variance request and has noted the following considerations:

As previously indicated, in 1994 Pennington County approved a Preliminary Plat for "Village on the Green No. 2". In addition, a Subdivision Regulations Variance was obtained from the County to allow sidewalks on one side of the street. During the review, the Pennington County Board of Commissioners determined that the Planned Unit Development designation was intended to allow for a variety of development styles and alternative design criteria. The request for sidewalks to be allowed on one side of the street(s) was approved in order to be consistent with the character of the existing development of Hart Ranch. The proposed plat reconfigures two existing lots resulting in no increase in the density within the development. Based on these criteria and in order to maintain street design consistency within the development, staff is recommending approval of the Subdivision Regulations Variance to allow sidewalks on one side of the street.