

STAFF REPORT

December 19, 2002

No. 02SV048 - Variance to the Subdivision Regulations to waive the requirement to install sidewalk, dry sewer, curb and gutter along Sun Ridge Road and Wild Life Road and to waive the requirement to install sidewalk, pavement, street light conduit, dry sewer, and curb and gutter in the Section Line Right-of-Way as required by Section 16.16 of the Rapid City Municipal Code

ITEM 28

GENERAL INFORMATION:

PETITIONER	Robert Looyenga
REQUEST	No. 02SV048 - Variance to the Subdivision Regulations to waive the requirement to install sidewalk, dry sewer, curb and gutter along Sun Ridge Road and Wild Life Road and to waive the requirement to install sidewalk, pavement, street light conduit, dry sewer, and curb and gutter in the Section Line Highway as required by Section 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	Lots 35, 36, and 37 of Ponderosa Ridge Estates located in the N1/2 of the NW1/4 Section 31, T2N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 35R, Lot 36R, and Lot 37R, Ponderosa Ridge Estates located in the N1/2 of the NW/14 Section 31, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.512 acres
LOCATION	6510 Sun Ridge Road, 6560 Sun Ridge Road and 1107 Wild Life Road
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Suburban Residential District
East:	Suburban Residential District
West:	Suburban Residential District
PUBLIC UTILITIES	Central water system and septic system
DATE OF APPLICATION	10/31/2002
REPORT BY	Tom Kurtenbach

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ITEM 28

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install sidewalk, dry sewer, curb and gutter along Sun Ridge Road and Wild Life Road and to waive the requirement to install sidewalk, pavement, street light conduit, dry sewer, and curb and gutter in the section line highway as required by Section 16.16 of the Rapid City Municipal Code be approved.

GENERAL COMMENTS: This request for a Variance to the Subdivision Regulations is the companion item to a Layout/Preliminary/Final Plat request (File #02PL108). The plat application was submitted to reconfigure the lot lines of existing Lots 35, 36 and 37. The property is located north of Sun Ridge Road and Wild Life Road within the Ponderosa Ridge Estates Subdivision. Single family residences currently occupy Lots 35 and 36, whereas Lot 37 is unoccupied. The proposed reconfiguration of lot lines appears to increase the size of Lots 35 and 36, and decrease the size of Lot 37.

Sun Ridge Road and Wild Life Road are currently paved roads with no curb and gutter, sidewalks or street lights. The property is served by a central water system; however, each lot must have its own septic system. The applicant has submitted a Subdivision Regulations variance request to waive the requirement to install the required curb and gutter, sidewalk, street light conduit and dry sewer along both Sun Ridge Road and Wild Life Road. In addition, the north lot line of the subject property is a section line requiring subdivision improvements be completed within the 66 feet of section line highway. The applicant has also requested that all the required improvements within the section line highway be waived.

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

The proposed subdivision will relocate the common boundary between three existing lots, and no increase in developmental density will result. The Planning Commission and City Council have supported variances to public improvements when there is no increase in the number of developable lots. Therefore, staff supports the variance to waive the requirements for sidewalk, dry sewer and curb and gutter along Sun Ridge Road and Wild Life Road and to waive the requirement to install sidewalk, pavement, street light conduit, dry sewer, and curb and gutter in the section line highway as required by Section 16.16 of the Rapid City Municipal Code.

Curb and Gutter: Currently, none of the streets in the area have curb and gutter. A major reason for the requirement for the installation of curb and gutter is to provide adequate facilities for storm water run off and drainage. The Pennington County Highway Department has indicated that the current paved roads with gravel shoulders and a ditch adequately accommodates storm water runoff and drainage. However, any proposed site grading must

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ITEM 28

allow for appropriate elevations to ensure that the existing ditch will adequately handle the storm water.

Sidewalks: None of the roads in this area have sidewalks. There is no existing sidewalk network in the development. The property is located outside of the City limits and sidewalks can not be ordered in. Because there is no increase in the density of development, staff supports the variance to waive the requirements for sidewalks along Sun Ridge Road and Wild Life Road and in the section line highway.

Section Line Highway: As mentioned previously, the north lot line of the subject property is a section line requiring subdivision improvements be completed within the 66 feet of section line highway. The section line highway is not developed and the applicant has also requested that all the required improvements within the section line highway be waived. As previously noted, there is no proposed increase in the number of development sites. The Planning Commission and City Council have supported variances to road improvements where no increase in the number of developable lots will result. For this reason staff supports the proposed variance to waive the required improvements to the section line highway.