

STAFF REPORT
July 22, 2004

No. 04SV042 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, pavement, sewer, water and street light conduit; to waive the requirement to dedicate additional right-of-way; and, to allow lots twice as long as wide as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 22

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04SV042 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, pavement, sewer, water and street light conduit; to waive the requirement to dedicate additional right-of-way; and, to allow lots twice as long as wide as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	W1/2 SE1/4 and SE1/4 SE1/4 of Section 35, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 120 acres
LOCATION	East of South Highway 16 and south of Sammis Trail
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Planned Unit Development (County)
East:	General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	City water and community sewer
DATE OF APPLICATION	06/25/2004
REVIEWED BY	Vicki L. Fisher / Sig Zvejnieks

RECOMMENDATION:

Staff recommends that the Special Exception to allow 80 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual be denied; that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, pavement, sewer, water and street light conduit and to dedicate additional right-of-way be continued to the August 5, 2004 Planning Commission meeting to be heard in conjunction with the Preliminary Plat.

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GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, street light conduit, water and sewer along a portion of Sammis Trail, to waive the requirement to dedicate additional right-of-way along a portion of Sammis Trail and to allow lots twice as long as they are wide. The applicant has also submitted a Special Exception request to allow 80 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual. In addition, the applicant has submitted a Layout Plat to subdivide a 120 acre parcel into 301 residential lots to be known as Hyland Park Subdivision. The applicant has also submitted a Comprehensive Plan Amendment to the Major Street Plan to change the classification of a minor arterial street to a collector street. In addition, the applicant has submitted a Petition for Annexation request to annex the subject property. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from No Use District to Low Density Residential District with a Planned Development Designation. (See companion items #04PL097, 04AN009, 04RZ037, 04CA029 and 04PD040.)

The property is located east of US Highway 16 and south of Sammis Trail and is currently void of any structural development.

STAFF REVIEW:

As previously indicated, the applicant has submitted a petition requesting to annex the subject property. Upon annexation the subject property will be zoned No Use District. The existing Long Range Comprehensive Plan identifies the appropriate use of the property as Park Forest. However, a draft US Highway 16 Future Land Use Plan identifies the appropriate use of the property as Low Density Residential District with a Planned Residential Development. The draft Future Land Use Map will be considered at the August 5, 2004 Planning Commission meeting. As such, staff is recommending that the Layout Plat be continued to the August 5, 2004 Planning Commission meeting to be heard in conjunction with the US Highway 16 Future Land Use Plan as well as the associated Preliminary Plat request.