

STAFF REPORT
January 27, 2005

No. 04SE006 - Exception to the Street Design Criteria Manual to allow 178 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual

ITEM 54

GENERAL INFORMATION:

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| PETITIONER | Sperlich Consulting, Inc. for Paul Reinke |
| REQUEST | No. 04SE006 - Exception to the Street Design Criteria Manual to allow 178 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual |
| EXISTING LEGAL DESCRIPTION | Unplatted balance of the N1/2NE1/4 less Right-of-way, unplatted balance of the SE1/4NE1/4, SW1/4NE1/4 less the south 23 feet of the east 240 feet of the west 593 feet the of SW1/4NE1/4, less Copper Oaks all located in Section 7, T1S, R7E, BHM, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 18 thru 20 of Copper Oaks No. 2, Lots 11 thru 13 Block 2, Lots 8 thru 12 of Block 3, Lots 1 thru 5 of Block 4, Lots 1 thru 8 of Block 5 and Lot A of Copper Oaks No. 3 Subdivision located in the NE1/4, Section 7, T1S, R7E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 40 Acres |
| LOCATION | Along Wild Turkey Way and Quartz Canyon Lane |
| EXISTING ZONING | Suburban Residential District (Pennington County) |
| SURROUNDING ZONING | |
| North: | Suburban Residential District (Pennington County) |
| South: | Highway Service District / General Agriculture District (Pennington County) |
| East: | Low Density Residential District / General Agriculture District (Pennington County) |
| West: | Suburban Residential District (Pennington County) |
| PUBLIC UTILITIES | Community water/individual private on-site wastewater |
| DATE OF APPLICATION | 12/30/2004 |
| REVIEWED BY | Vicki L. Fisher / Curt Huus |

RECOMMENDATION:

Due to Staff illness, the completed staff report will be forwarded to the Planning Commission as soon as possible.

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GENERAL COMMENTS:

The applicant has submitted an Exception to the Street Design Criteria Manual to allow 178 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 the subject property into 24 residential lots and a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and to improve pavement along two un-named cul-de-sacs, a section line highway, Quartz Canyon Lane, Quartz Canyon Place, Wild Turkey Way and Wilderness Canyon Road as they abut the subject property. (See companion items #04PL135 & 04SV053.)

The proposed lots are located in the Copper Oaks Subdivision; however, the lots are not completely contiguous to each other. In particular, eight of the lots are located along an un-named cul-de-sac extending south from Quartz Canyon Road. Three additional lots are located along the north side of Quartz Canyon Road. Eight lots are located along previously platted right-of-way known as Wild Turkey Way which, to date, has not been constructed. In addition, five additional lots are located on a second un-named cul-de-sac located within a section line highway extending north from Wilderness Canyon Road. Currently, the proposed lots are void of any structural development.

STAFF REVIEW:

Due to staff illness, the staff report for this project has not been completed as of this writing. Staff will forward the completed report to the Planning Commission as soon as possible.