

STAFF REPORT

June 9, 2005

No. 05SV033 - Variance to the Subdivision regulations to allow a lot twice as long as it is wide and to waive the requirement to install sidewalk and street light conduit along Cobalt Drive and to waive the requirement to install street light conduit on Adonia Lane, Wisteria Court and Three Rivers Drive as per Section 16.16 of the Rapid City Municipal Code

ITEM 38

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting Inc. for Doeck LLC
REQUEST	No. 05SV033 - Variance to the Subdivision regulations to allow a lot twice as long as it is wide and to waive the requirement to install sidewalk and street light conduit along Cobalt Drive and to waive the requirement to install street light conduit on Adonia Lane, Wisteria Court and Three Rivers Drive as per Section 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 of the SE1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 8 and Lots 24 through 61 of Block 1, and Lots 1 through 10 of Block 2, Brookfield Subdivision, located in the NE1/4 of the SE1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	Adjacent to West Nike Road
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District (Planned Residential Development)
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
DATE OF APPLICATION	5/13/2005
REVIEWED BY	Todd Tucker / David L. Johnson

STAFF REPORT

June 9, 2005

No. 05SV033 - Variance to the Subdivision regulations to allow a lot twice as long as it is wide and to waive the requirement to install sidewalk and street light conduit along Cobalt Drive and to waive the requirement to install street light conduit on Adonia Lane, Wisteria Court and Three Rivers Drive as per Section 16.16 of the Rapid City Municipal Code

ITEM 38

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision regulations to allow a lot twice as long as it is wide and to waive the requirement to install sidewalk and street light conduit along Cobalt Drive and to waive the requirement to install street light conduit on Adonia Lane, Wisteria Court and Three Rivers Drive as per Section 16.16 of the Rapid City Municipal Code be continued to the July 7, 2005 Planning Commission meeting.

GENERAL COMMENTS:

The subject property is located northeast of the Rapid City limits off Haines Avenue near the Mallridge and Northbrook Village Subdivisions located northwest of the intersection of West Nike Road and Viking Drive. Currently there are no structures on the property. The proposed development is Phase I of the Brookfield Subdivision. On April 4, 2005, the City Council approved a Layout Plat (05PL035) for the subject property. The applicant is requesting a Variance to the Subdivision Regulations to allow lots twice as long as they are wide and to waive the requirement to install sidewalk on Cobalt Drive and to waive the requirement to install street light conduit on Cobalt Drive, Adonia Lane, Wisteria Court and Three Rivers Drive. The applicant has submitted a Variance to the Subdivision Regulations to subdivide approximately 15 acres into 56 residential lots. The applicant has also submitted a Preliminary Plat (05PL090) application to subdivide the subject property into 56 residential lots.

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

The subject property is located adjacent to the City limits of the City of Rapid City. As such, the property must be annexed into the City limits. As of this writing, the applicant has not submitted a petition to annex the subject property into the City of Rapid City. As such, staff is recommending that the associated Preliminary Plat be continued to the July 7, 2005 Planning Commission meeting to allow the Preliminary Plat to be heard in conjunction with the annexation request. Staff is recommending that the Variance to the Subdivision Regulations request be continued to the July 7, 2005 Planning Commission meeting to be heard in conjunction with the associated Preliminary Plat request.