

STAFF REPORT
August 25, 2005

No. 05SV052 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sidewalk, sewer and water along Sheridan Lake Road; to install curb, gutter, street light conduit, sidewalk, water and sewer along the internal streets; and to install curb, gutter, street light conduit, sidewalk, sewer, water and pavement and to allow platting half a right-of-way along Sawmill Road as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 29

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Dean Kelly Construction
REQUEST	No. 05SV052 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sidewalk, sewer and water along Sheridan Lake Road; to install curb, gutter, street light conduit, sidewalk, water and sewer along the internal streets; and to install curb, gutter, street light conduit, sidewalk, sewer, water and pavement and to allow platting half a right-of-way along Sawmill Road as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	A parcel of land located in the SW1/4 SW1/4; Less Lot H-1, S1/2 SW1/4, all located in Section 35; and the SE1/4 SE1/4, Section 34, less Lots 1 through 4, SE1/4 SE1/4; all located in T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 10, Block 1, Sewer Lot 1, Lots 2 through 16, Block 2; Reservoir Lot and well Lots 1 through 3, Sheridan Lake Highlands, located in the SW1/4 SW1/4, Section 35 and in the SE1/4 SE1/4, Section 34, all located in T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 98.907 acres
LOCATION	At the northwest corner of Sawmill Road and Sheridan Lake Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Heavy Industrial District (Pennington County)

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ITEM 29

East: Limited Agriculture District (Pennington County)
West: Limited Agriculture District (Pennington County)

PUBLIC UTILITIES City sewer and water

DATE OF APPLICATION 7/12/2005

REVIEWED BY Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sidewalk, sewer and water along Sheridan Lake Road; to install curb, gutter, street light conduit, sidewalk, water and sewer along the internal streets; and to install curb, gutter, street light conduit, sidewalk, sewer, water and pavement and to allow platting half a right-of-way along Sawmill Road as per Chapter 16.16 of the Rapid City Municipal Code be **denied without prejudice at the applicant's request.**

GENERAL COMMENTS:

(Update, August 17, 2005. All revised and/or added text is shown in bold print.) This item was continued at the August 4, 2005 Planning Commission meeting to allow the applicant to submit additional information. On August 17, 2005, City and County staff met with the applicant and their consultants to discuss a revised Preliminary Plat. In particular, the revised Preliminary Plat identified different street locations to and through the proposed development. As such, the applicant has requested that the Preliminary Plat and the Variance to the Subdivision Regulations be denied without prejudice. In addition, the applicant has indicated that new applications for a Preliminary Plat and an associated Variance to the Subdivision Regulations will be submitted for review and approval in the near future. Staff is recommending that the Variance to the Subdivision Regulations be denied without prejudice as requested by the applicant. Please note that no other part of this Staff Report has been revised.

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sidewalk, sewer and water along Sheridan Lake Road; to install curb, gutter, street light conduit, sidewalk, water and sewer along the internal streets; and to install curb, gutter, street light conduit, sidewalk, sewer, water and pavement and to allow platting half a right-of-way along Sawmill Road. In addition, the applicant has submitted a Preliminary Plat to subdivide the subject property into 25 residential lots, a sewer lot, a reservoir lot and two well lots (See companion item #05PL134.)

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ITEM 29

The property is located in the northwest corner of the intersection of Sawmill Road and Sheridan Lake Road. Currently, a single family residence with access structures is located on the property.

STAFF REVIEW:

During the review of the associated Preliminary Plat staff noted that site distance issues exist at the intersection of Sienna Meadows and Sheridan Lake Road. As such, staff is recommending that the site distance issue be addressed or access to the site be taken from Sawmill Road. Review of the Variance to the Subdivision Regulations will depend upon the access street(s) to the development. As such, staff is recommending that the Variance to the Subdivision Regulations be continued to the August 25, 2005 Planning Commission meeting to be heard in conjunction with the associated Preliminary Plat.