

STAFF REPORT
September 8, 2005

No. 05SV059 - Variance to the Subdivision Regulations to waive the requirements to construct sidewalks on Crocus Lane and Iris Boulevard

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Timothy Van Liere
REQUEST	No. 05SV059 - Variance to the Subdivision Regulations to waive the requirement to construct sidewalks on Crocus Lane and Iris Boulevard
EXISTING LEGAL DESCRIPTION	Lot 1, Block 8, Canyon Lake Heights Subdivision, located in the SE1/4 SW1/4, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.712 acres
LOCATION	3104 Iris Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District - Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/12/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to construct sidewalks on both sides of Crocus Lane and Iris Boulevard be approved with the following stipulation:

1. A sidewalk shall be constructed along one side of Crocus Lane and Iris Drive as they abut the subject property. In particular, the sidewalk shall be constructed along the south side of Crocus Lane and the east side of Iris Drive.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install sidewalk(s) along both sides of Crocus Lane and Iris Drive. In addition, the applicant has submitted a Preliminary Plat to subdivide an existing lot into two

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residential lots. (See companion item #05PL154.)

The property is located in the southeast corner of the intersection of Crocus Lane and Iris Drive. Currently, a single family residence is located on the southern half of the property.

STAFF REVIEW:

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

Crocus Lane and Iris Drive: Crocus Lane is located along the north lot line and Iris Drive is located along the west lot line. Both streets are classified as lane place streets requiring that they be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, both streets have been constructed to meet the minimum requirements of a lane place street with the exception of sidewalk(s). Staff has noted that currently sidewalks exist along Park Drive, a minor arterial street located along the east lot line of the subject property. Constructing a sidewalk along one side of Crocus Lane and Iris Drive will provide a contiguous sidewalk for pedestrian access. In addition, providing a sidewalk along one side of Crocus Lane and Iris Drive will provide an area for children to play along a street which is a lesser order street than Park Drive, a minor arterial street. Staff is recommending that the Variance to the Subdivision Regulations request to waive the requirement to construct sidewalks along both sides of the streets be approved with the stipulation that a sidewalk be provided along one side of each street. In particular, the sidewalk must be constructed along the south side of Crocus Lane and the east side of Iris Drive as they abut the subject property.

Legal Notification Requirement: The receipts from the certified mailings have not been returned as of this writing. Staff will notify the Planning Commission at the September 8, 2005 Planning Commission meeting if this requirement is not met.