

STAFF REPORT
October 27, 2005

No. 05SV065 - Variance to the Subdivision Regulations to reduce the minimum required pavement width for a subcollector street from 27 feet to 24 feet on Three Rivers Drive as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 37

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck, LLC
REQUEST	No. 05SV065 - Variance to the Subdivision Regulations to reduce the minimum required pavement width for a subcollector street from 27 feet to 24 feet on Three Rivers Drive as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 SE1/4, located in the NE1/4 SE1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	North and west of 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)
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	9/16/2005
REVIEWED BY	Marcia Elkins / Emily Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to reduce the minimum required pavement width for a subcollector street from 27 feet to 24 feet on Three Rivers Drive as per Chapter 16.16 of the Rapid City Municipal Code be approved.

GENERAL COMMENTS: The subject property is located northeast of the Rapid City limits off of Haines Avenue near the Mallridge and Northbrook Village Subdivisions. The project is located northwest of the intersection of West Nike Road and Viking Drive. Currently there are no structures located on the property. The proposed development is Phase I of the Brookfield Subdivision. On April 4, 2005, the City Council approved a Layout Plat

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(05PL035) for the subject property. The applicant is requesting a Variance to reduce the minimum required pavement width for a subcollector street from 27 feet to 24 feet on Three Rivers Drive as per Chapter 16.16 of the Rapid City Municipal Code.

STAFF REVIEW: During recent discussion with the applicant's representatives, staff became aware that there had been a misunderstanding relative to the required street widths and roadway classification on Three Rivers Drive. While the Staff Report reviewing the Layout Plat included general references to complying with the minimum standards of the Street Design Criteria Manual, it did not specifically identify the classification of Three Rivers Drive. As such, the applicant designed the development based on the information contained in the original Layout Plat application.

Because of the miscommunications between the staff originally reviewing the project and the applicant's representative, staff is recommending approval of a 24 foot wide paved surface rather than the standard 27 foot paved surface. The applicant has agreed to provide all of the required right-of-way allowing the roadway to be expanded in the future should traffic levels warrant a wider street section. Based on the number of lots and the configuration of the street layout, staff believes that the proposed compromise pavement section will function adequately. Additionally, the provision of the full right-of-way width will insure that the road could be expanded should conditions change significantly.

As noted, staff recommends approval of the Subdivision Variance to reduce the minimum required pavement width for a subcollector street from 27 feet to 24 feet on Three Rivers Drive as per Chapter 16.16 of the Rapid City Municipal Code.