

STAFF REPORT
January 5, 2006

No. 05SV080 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sidewalk and pavement along Cavern Road and the access easement as per Chapter 16.16 of the Rapid City Municipal Code

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GENERAL INFORMATION:

PETITIONER	Dennis Johnson
REQUEST	No. 05SV080 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sidewalk and pavement along Cavern Road and the access easement as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	Tract 4 Revised of Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Tract 4 Revised of Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.85 acres
LOCATION	2600 Cavern Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Low Density Residential District - Planned Unit Development (Pennington County)
East:	Limited Agriculture District (Pennington County) - Planned Unit Development (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water, sewer
DATE OF APPLICATION	12/7/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sidewalk and pavement along Cavern Road and the access easement as per Chapter 16.16 of the Rapid City Municipal Code be continued to the January 26, 2006 Planning Commission so that it may be heard in conjunction with the

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associated Preliminary Plat (05PL232).

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water, sewer and pavement along Cavern Road and the access easement as it abuts the subject property. In addition, the applicant has submitted a Layout Plat to subdivide a 15.85 acre lot into two lots, sized approximately eight acres and seven acres respectively. (See companion item #05PL232.)

The property is located off West S.D. Highway 44 on Cavern Road. There is currently a single family residence located on proposed Lot B and a gift shop located on proposed Lot A.

Staff recommends that the Variance to the Subdivision Regulations be continued to the January 26, 2006 Planning Commission so that it may be heard in conjunction with the associated Preliminary Plat (05PL232). In addition, staff is recommending that the Preliminary Plat be continued to allow the applicant to submit topographic information identifying existing structure(s) on the property and to identify a fire apparatus turnaround at the end of Cavern Road that does not interfere with existing structures.