

STAFF REPORT
January 26, 2006

No. 05SV079 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, additional pavement and additional Right-of-Way as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 47

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05SV079 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, additional pavement and additional Right-of-Way as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	Lot 25R of Forest Park Estates Subdivision and all of Lot B Revised of the E1/2 of the SW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 28 and 29 of Forest Park Estates Subdivision, formerly Lot 25R of Forest Park Estates Subdivision and all of Lot B Revised of the E1/2 of the SW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.3 acres
LOCATION	4231 Starlite Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	12/2/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, additional pavement and additional Right-of-Way

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as per Chapter 16.16 of the Rapid City Municipal Code be continued to the **February 9, 2006** Planning Commission so that it may be heard in conjunction with Layout Plat 05PL231.

GENERAL COMMENTS: **(Update, January 18, 2006. All revised and/or added text is shown in bold print.) The applicant has requested that the application for the Preliminary Plat be continued to the February 9, 2006 Planning Commission to allow the Variance to the Subdivision Regulations to be heard in conjunction with the Layout Plat (05PL231).**

The applicant has submitted a request for a subdivision variance to waive curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement width and additional Right-of-Way along Starlite Drive as it abuts the subject property.

This Subdivision Variance has been submitted in conjunction with a request by, the applicant for a Preliminary Plat approval to create two lots, Lot 28 and Lot 29 from Lot 25R. The proposed plat will create a 5 acre lot and a 2.3 acre lot respectively. (See companion item #05PL231).

The property is located on the west side of Starlite Drive in Forest Park Estates.

As per the applicants request, Staff is recommending that the Variance to the Subdivision Regulations be continued to the **February 9, 2006** Planning Commission so that it may be heard in conjunction with Layout Plat 05PL231.