

STAFF REPORT

March 9, 2006

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**No. 06SV008 - Variance to the Subdivision Regulations to waive the requirement to waive the requirement to reduce the Right-of-Way width on Shooting Star Trail from 76 feet to 68 feet with sidewalk only on one side as per Chapter 16.16 of the Rapid City Municipal Code**

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**ITEM 24**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 06SV008 - Variance to the Subdivision Regulations to waive the requirement to reduce the Right-of-Way width on Shooting Star Trail from 76 feet to 68 feet and to request a Variance for sidewalk on both sides of the road as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of the E1/2 NW1/4 NW1/4, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 10 thru 21, Block 2; Lots 2 thru 8, Block 9; Lots 1 thru 4, Block 13, Red Rock Meadows Subdivision, (formerly the unplatted portion of the E1/2 NW1/4 NW1/4), Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.83 acres
LOCATION	At the northern terminus of Cog Hill Lane
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	2/10/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

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Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to reduce the Right-of-Way width on Shooting Star Trail from 76 feet to 68 feet and to request a variance for sidewalk on both sides of the road as per Chapter 16.16 of the Rapid City Municipal Code be denied without prejudice.

GENERAL COMMENTS: The applicant has submitted an application for a Variance to the Subdivision Regulations to reduce the right-of-way width on Shooting Star Trail from 78 feet to 68 feet and to request a variance for sidewalk on both sides of the road.

Shooting Star Trail is located at the northern terminus of Cog Hill Lane, Red Rock Meadows Subdivision.

STAFF REVIEW: Staff has reviewed the Subdivision Regulations Variance request and has noted the following considerations:

Shooting Star Trail: Shooting Star Trail is located along the northern property line of the subject property and is classified as a collector road requiring that the road be located in a minimum 68 foot wide right-of-way and constructed with a minimum 12 foot wide pavement sections, an eight foot parking lane, curb, gutter, sidewalk on one side of the road, street light conduit, water and sewer. Currently, Shooting Star Trail is located in a 66 foot wide easement with an additional five feet of easement being dedicated along the southern edge of the existing right-of-way. Shooting Star Trail is currently unimproved. As such, a Variance to the Subdivision Regulations is not required as the applicant has enough dedicated right-of-way to construct Shooting Star Trail to current Street Design Criteria Manual standards. Staff recommends that the Variance to the Subdivision Regulations to waive the improvements as requested be denied without prejudice.