

STAFF REPORT
March 23, 2006

No. 06SV013 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, pavement, water, and sewer along the temporary access road as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 22

GENERAL INFORMATION:

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| PETITIONER | Dream Design International, Inc. |
| REQUEST | No. 06SV013 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, pavement, water, and sewer along the temporary access road as per Chapter 16.16 of the Rapid City Municipal Code |
| EXISTING LEGAL DESCRIPTION | A parcel of land described as the N1/2 NE1/4, less Lot H1, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and the SE1/4 NE1/4 and the E1/2 SE1/4 lying north of the Railroad Right-of-Way, Section 20, T1N, R8E; and the N1/2 and the SW1/4 of Section 21, T1N, R8E, all located in BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 8.4 acre |
| LOCATION | Southeast of the intersection of Elk Vale Road and Old Folsom Road |
| EXISTING ZONING | Limited Agriculture District - General Commercial District (Pennington County) - No Use District |
| SURROUNDING ZONING | |
| North: | General Agriculture District - Low Density Residential II District |
| South: | General Agriculture District - Limited Agriculture District (Pennington County) |
| East: | Limited Agriculture District (Pennington County) |
| West: | No Use District - General Commercial District (Pennington County) |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 2/27/2006 |
| REVIEWED BY | Vicki L. Fisher / Bob Dominicak |

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RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, pavement, water, and sewer along the temporary access road as per Chapter 16.16 of the Rapid City Municipal Code be continued to the April 6, 2006 Planning Commission meeting as requested by the applicant.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement along a temporary street to be located on the subject property. In addition, the applicant has submitted a Comprehensive Plan Amendment to relocate two arterial streets and to eliminate a collector street on the Major Street Plan. (See companion item #06CA008.)

On August 15, 2005, the City Council approved a Layout Plat to subdivide approximately 80 acres into 265 residential lots to be known as Elks Meadow Subdivision. The proposed residential development is located west of the subject property. The applicant has indicated that the temporary street is being constructed to serve as a second access street for the proposed development.

The subject property is located south of the Plum Creek Development and the Elks Country Estates Subdivision between the future location of Minnesota Street and Old Folsom Road. Currently, the property is void of any structural development.

STAFF REVIEW:

On March 17, 2006, the applicant requested that this item be continued to the April 6, 2006 Planning Commission meeting. As such, staff is recommending that this item be continued as requested.