

STAFF REPORT
April 20, 2006

No. 06SV014 - Variance to the Subdivision Regulations to allow a lot twice as long as it is wide and to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer, and to reduce the pavement width from 27 feet to 21.5 feet along Spring Canyon Trail as per Chapter 16.16 of the Rapid City Municipal Code

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GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Tom Pitman
REQUEST	No. 06SV014 - Variance to the Subdivision Regulations to allow a lot twice as long as it is wide and to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer, and to reduce the pavement width from 27 feet to 21.5 feet along Spring Canyon Trail as per Chapter 16 of the Rapid City Municipal Code. as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	Lot 5, less the east 25 feet, located in the NW/14 NE1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2, Pitman Subdivision, formerly all of Lot 5, less the east 25 feet, located in the NW/14 NE1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.89 acres
LOCATION	7919 Spring Canyon Trail
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Community water and private on-site wastewater
DATE OF APPLICATION	3/24/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and sewer, and to reduce the pavement width from 27 feet to 21.5 feet along Spring Canyon Trail as per Chapter 16.16 of the Rapid City Municipal Code be approved with the following stipulation:

1. Prior to City Council approval, the applicant shall sign a waiver of right to protest any future assessment for the improvements; and,

That the Variance to the Subdivision Regulations to allow a lot twice as long as it is wide be approved.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer and additional pavement along Spring Canyon Trail as it abuts the subject property and to allow a lot twice as long as it is wide. In addition, the applicant has submitted a Layout and Preliminary Plat to subdivide the subject property into two lots. (See companion item #06PL040.)

The property is located approximately 55 feet south of the intersection of Sheridan Lake Road and Spring Canyon Trail on the west side of Spring Canyon Trail. Currently, a single family residence and a detached garage are located on proposed Lot 1. In addition, a shed is located on proposed Lot 2.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

Spring Canyon Trail: The Layout and Preliminary Plat identifies Spring Canyon Trail located along the east lot line. Spring Canyon Trail is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Spring Canyon Trail is located in a 68 foot wide right-of-way and constructed with an approximate 21.5 foot wide paved surface. Requiring the improvement of Spring Canyon Trail as it abuts the subject property will result in a discontinuous street section. As such, staff is recommending that the Variance to the Subdivision Regulations to waive the improvements along Spring Canyon Trail be approved with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary Plat identifies that proposed Lot 1 will have a length twice the distance of the width.

Staff has noted that the subdivision design as shown on this plat is reasonable for the site. In addition, the lot configuration does not create any significant difficulties for use or

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maintenance. As such, staff is recommending that the Variance to the Subdivision Regulations to allow a lot twice as long as it is wide be approved.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the April 20, 2006 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.