

STAFF REPORT  
April 20, 2006

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**No. 06SV016 - Variance to the Subdivision Regulations to reduce the right-of-way width from 76 feet to 52 feet and to reduce pavement width from 40 feet to 27 feet as per Chapter 16.16 of the Rapid City Municipal Code**

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**ITEM 36**

GENERAL INFORMATION:

PETITIONER	Executive Homes, Inc.
REQUEST	<b>No. 06SV016 - Variance to the Subdivision Regulations to reduce the right-of-way width from 76 feet to 52 feet and to reduce pavement width from 40 feet to 27 feet as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	N1/2 NE1/4 SE1/4, Section 23, T2N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 61, Rockinon Ranch Estates, located in N1/2 NE1/4 SE1/4, Section 23, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 acres
LOCATION	At the southwest corner of the intersection of Gladys Street and Bunker Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Agriculture District (Pennington County)
East:	Public District
West:	No Use District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/6/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to reduce the right-of-way width from 76 feet to 52 feet and to reduce pavement width from 40 feet to 27 feet as per Chapter 16.16 of the Rapid City Municipal Code be denied.

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GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to reduce the right-of-way width from 76 feet to 52 feet and to reduce the pavement width from 40 feet to 27 feet along Bunker Drive as it abuts the subject property.

On April 6, 2006, the Planning Commission approved a Preliminary Plat to subdivide the subject property into 29 residential lots leaving an unplatted balance. The City Council will consider this item at their April 17, 2006 City Council meeting. (See companion item #06PL036.)

On December 5, 2005, the City Council approved a Layout Plat to subdivide 20 acres into 61 residential lots and a drainage lot, which included the subject property. In addition, the City Council approved a Petition for Annexation to annex approximately 60 acres, which also included the subject property.

The property is located west of Bunker Drive, directly south of the Rainbow Ridge Subdivision. Currently, a single family residence is located on the property.

STAFF REVIEW:

Staff has reviewed the Variance to the Subdivision Regulations and has noted the following considerations:

Bunker Drive: Bunker Drive, a section line highway, is located along the east lot line of the subject property. Bunker Drive is classified as a collector street on the City's Major Street Plan requiring that it be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The construction plans show the street located in a 52 foot wide right-of-way and constructed with a 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer.

The Major Street Plan identifies Bunker Drive, a north-south street, and Northridge Drive, an east-west street, as collector streets providing street connections between Mall Drive and Haines Avenue, arterial streets located south and east of the subject property, respectively. Staff has noted that Bunker Drive must be constructed as a collector street in order to facilitate traffic movements from a community street network perspective between the arterial streets. In particular, the collector streets as identified will carry traffic between Haines Avenue and Mall Drive as the subject property and neighborhood properties continue to develop. As such, staff is recommending that the Variance to the Subdivision Regulations as requested be denied.

Legal Notification Requirement: As of this writing, 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 has not been met. Staff has not received any calls or inquires regarding this proposal.