

STAFF REPORT
February 21, 2008

No. 08SV003 - Variance to the Subdivision Regulations to waive the ITEM 27 requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement as per Chapter 16.16 of the Rapid City Municipal Code

GENERAL INFORMATION:

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| APPLICANT | Merlin Stromer |
| AGENT | Ron Davis for Davis Engineering, Inc. |
| PROPERTY OWNER | Merlin Stromer |
| REQUEST | No. 08SV003 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement as per Chapter 16.16 of the Rapid City Municipal Code |
| EXISTING LEGAL DESCRIPTION | Lot B of Bar P-S Subdivision, located in the SW1/4 Section 20, T1N, R9E, and the N1/2 of the NW1/4, Section 29, T1N, R9E, BHM, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots B1 and B2 of Bar P-S Subdivision, located in the SW1/4 Section 20, T1N, R9E, and the N1/2 of the NW1/4, Section 29, T1N, R9E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 50.55 acres |
| LOCATION | At the northeast corner of the intersection of S.D. Highway 44 and Airport Road |
| EXISTING ZONING | General Agriculture District (Pennington County) |
| SURROUNDING ZONING | |
| North: | General Agriculture District - General Commercial District (Pennington County) |
| South: | General Agriculture District (Pennington County) |
| East: | Limited Agriculture District (Pennington County) |
| West: | Low Density Residential District (Pennington County) |
| PUBLIC UTILITIES | Private on-site water and wastewater |
| DATE OF APPLICATION | 1/25/2008 |
| REVIEWED BY | Vicki L. Fisher / Mary Bosworth |

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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, water, sewer and pavement as per Chapter 16.16 of the Rapid City Municipal Code be continued to the March 6, 2008 Planning Commission meeting to allow the applicant to submit additional information.

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 pavement along Aviation Road, to install curb, gutter, sidewalk, street light conduit, water and sewer along Airport Road and to install curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement along S.D. Highway 44 as they abut the property. In addition, the applicant has submitted a Preliminary Plat (File #08PL007) to subdivide one lot into two lots.

The property is located in the northeast corner of the intersection of S.D. Highway 44 and Airport Road. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Subdivision Improvements: The applicant has indicated that the property will be served by a well. To date, an on-site water plan prepared by a Professional Engineer demonstrating that adequate fire and domestic flows are being provided has not been submitted for review and approval. The applicant has also indicated that the property will be served by a private on-site wastewater system. To date, an on-site wastewater plan prepared by a Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems has not been submitted for review and approval. In addition, a Master Utility Plan has not been submitted for review and approval to determine if water and sewer main(s) are needed in the adjacent rights-of-way to serve the area now or in the future.

Staff is recommending that the Variance to the Subdivision Regulations be continued to the March 6, 2008 Planning Commission meeting to allow the applicant to submit the additional information as identified in order for staff to adequately review the Variance request(s).

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the February 21, 2008 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.