

STAFF REPORT  
July 24, 2008

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**No. 08SV036 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer and to reduce the width of the access easement from 59 feet to 16 feet for the easement providing access to proposed Lots 2R of Lot B and continuing the existing access easement on Lot 1R of Lot B, to waive the requirement to install sidewalk along the north side of Canyon Lake Drive and to waive the requirement to install asphalt, curb, gutter, sidewalk, street light conduit, water, sewer and to reduce the width of the right-of-way from 52 feet to 20 feet as per Chapter 16.16 of the Rapid City Municipal Code** **ITEM 30**

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GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Patrick and Barbara Miller
REQUEST	<b>No. 08SV036 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer and to reduce the width of the access easement from 59 feet to 16 feet for the easement providing access to proposed Lots 2R of Lot B and continuing the existing access easement on Lot 1R of Lot B, to waive the requirement to install sidewalk along the north side of Canyon Lake Drive and to waive the requirement to install asphalt, curb, gutter, sidewalk, street light conduit, water, sewer and to reduce the width of the right-of-way from 52 feet to 20 feet as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Lot B of Harter Addition, located in the NW1/4 of the NE1/4, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R and 2R of Lot B in Harter Addition, located in the NW1/4 of the NE1/4, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.933 acres
LOCATION	2430 Canyon Lake Drive
EXISTING ZONING	Medium Density Residential District

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**SURROUNDING ZONING**

North:	Medium Density Residential District
South:	Flood Hazard District
East:	Medium Density Residential District
West:	Medium Density Residential District

**PUBLIC UTILITIES** City water and sewer

**DATE OF APPLICATION** 6/27/2008

**REVIEWED BY** Travis Tegethoff / Mary Bosworth

**RECOMMENDATION:**

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer and to reduce the width of the access easement from 59 feet to 16 feet for the easement providing access to proposed Lots 2R of Lot B and continuing the existing access easement on Lot 1R of Lot B, to waive the requirement to install sidewalk along the north side of Canyon Lake Drive and to waive the requirement to install asphalt, curb, gutter, sidewalk, street light conduit, water, sewer and to reduce the width of the right-of-way from 52 feet to 20 feet as per Chapter 16.16 of the Rapid City Municipal Code be denied without prejudice at the applicant's request.

**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 and sewer and to reduce the width of the access easement from 59 feet to 16 feet for the easement providing access to proposed Lots 2R of Lot B and continuing the existing access easement on Lot 1R of Lot B, to waive the requirement to install sidewalk along the north side of Canyon Lake Drive and to waive the requirement to install asphalt, curb, gutter, sidewalk, street light conduit, water, sewer and to reduce the width of the right-of-way from 52 feet to 20 feet as per Chapter 16.16 of the Rapid City Municipal Code for the property. In addition, the applicant has submitted a Preliminary Plat (#08PL100) to reconfigure two lots. The property is zoned Medium Density Residential District and is located between Canyon Lake Drive and Plum Tree Lane. Currently, a single family residence and accessory structures are located on each of the existing lots. The proposed subdivision will not increase the density of development.

On July 16, 2008 the applicant requested that this item be denied without prejudice. As

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such, staff recommends that the Variance to the Subdivision Regulations be denied without prejudice at the applicant's request.