

STAFF REPORT  
October 27, 2011

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**No. 11SV016 - Variance to the Subdivision Regulations to waive the requirement to install water and sewer along S.D. Highway 79 and to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer and to dedicate right-of-way for the east-west collector street as per Chapter 16.16 of the Rapid City Municipal Code**

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**ITEM 17**

GENERAL INFORMATION:

APPLICANT	Steve Post - GCC Dacotah, Inc.
AGENT	Renner & Associates, LLC
PROPERTY OWNER	GCC Dacotah, Inc.
REQUEST	<b>No. 11SV016 - Variance to the Subdivision Regulations to waive the requirement to install water and sewer along S.D. Highway 79 and to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer and to dedicate right-of-way for the east-west collector street as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 of the NW1/4 and a portion of the NW1/4 of the SW1/4 located in Section 28, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract 1 of GCC Subdivision
PARCEL ACREAGE	Approximately 24.689 acres
LOCATION	East of the intersection of Sturgis Road and St. Martins Drive
EXISTING ZONING	Cement Plant per SDCL 11-2-66
SURROUNDING ZONING	
North:	Cement Plant per SDCL 11-2-66
South:	Heavy Industrial District
East:	Cement Plant per SDCL 11-2-66
West:	Low Density Residential District - General Agriculture District
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	9/9/2011

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**ITEM 17**

REVIEWED BY

Vicki L. Fisher / Brandon Quiett

**RECOMMENDATION:**

Staff recommends that the Planning Commission acknowledge the applicant's withdrawal of the Variance to the Subdivision Regulations to waive the requirement to install water and sewer along S.D. Highway 79 and to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water along the east-west collector street.

**GENERAL COMMENTS:**

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install water and sewer along S.D. Highway 79 and to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer and to dedicate right-of-way for an east-west collector street. In addition, the applicant has submitted a Preliminary Plat (File #11PL049) to create a 24.689 acre lot leaving an unplatted balance.

The applicant has indicated that the property is being replatted as proposed in order to accommodate mortgage requirements.

The property is located east of the intersection of Sturgis Road and St. Martins Drive. Currently, the property is part of a quarry, void of any structural development.

**STAFF REVIEW:**

On October 20, 2011, the applicant withdrew the application. Staff recommends that the that the Planning Commission acknowledge the applicant's withdrawal of the Variance to the Subdivision Regulations to waive the requirement to install water and sewer along S.D. Highway 79 and to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water along the east-west collector street.