

The Ranchettes at Willow Wood

Please receive these requests for variances of certain subdivision requirements in the Ranchette community of Willow Wood. This low-density rural planned development will contain a 27 acre park and 178 spacious acreages—affordable yet beautiful homesites.

These average density of the planned community is 2.19 acres on a total of 388 acres. These large homesites complement the location of the community, while maintaining the integrity of the surrounding area.

Item No. 1: Curb and Gutter

The communities rural location is not contiguous to the city limits of Rapid City. Leapfrog or spot annexation would not be appropriate for this parcel, and annexation is not planned by any adjoining parcel owners. The rural character and low 2+ acre density and large lot plan make a rural road section most appropriate for this location, instead of a suburban standard curb and gutter section. It is the intent of the developer to help prevent future individual owners from re-platting the lots into smaller parcels. Therefore we are requesting a variance from the standard curb and gutter section to a rural section without curb and gutter and with roadway ditches. Proposed typical rural grading sections are attached.

Item No. 2: Concrete Sidewalk

Because of the rural nature of the community, the low density, and the large lot sizes, the amount of usage of the sidewalks will be limited. Therefore we are requesting a variance from concrete sidewalks on both sides of the street to a six-foot asphalt sidewalk and bike path on one side only, as shown on the typical rural grading section.

Item No. 3: Dry Sewer

The homesites in the community comprise a density of over 2 acres. These large sites contain ample primary and reserve drain field areas without posing a ground water threat by over crowding. In the community plan, each individual homeowner is required to provide an approved on-site septic system, with a 100% reserve area. This would preclude the need for ever needing a dry sewer system in this development. Besides being of little or no use, the cost of providing such a dry system is absolutely prohibitive in a low density plat of this rural character. Therefore we are requesting a variance from the requirement of constructing a dry sewer system. Initial percolation test results are attached, and please be aware that more detailed tests will be made available at later platting stages. Domestic water for the community will be provided by a state approved private community water system.

Item No. 4: Conduit For Street Lights

Due to the lot size and the rural nature of the subdivision is not anticipated that street lighting will be provided, thus we are requesting a variance to exclude street light conduits except at the major intersection of South Side Drive and E. 53rd Rapid City

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Rapid City
Planning Department