

STAFF REPORT

November 22, 2000

SVAR #00SV026 - Variance to the Subdivision Regulations to waive the requirement for street improvements, curb, gutter, sidewalks, dry sewer, and street light conduit

ITEM 12

GENERAL INFORMATION:

PETITIONER	American West Communities
REQUEST	SVAR #00SV026 - Variance to the Subdivision Regulations to waive the requirement for street improvements, curb, gutter, sidewalks, dry sewer, and street light conduit
LEGAL DESCRIPTION	A portion of the S1/2 of the NE1/4 and a portion of the SE1/4 less Tract 1 of Bradeen Subdivision and less right-of-way, all located in Section 22, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 Acres
LOCATION	Approximately 1/2 mile north of the intersection of Lamb Road and East 53rd Street on the west side of East 53rd Street
EXISTING ZONING	Limited Agriculture/General Agriculture District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	General Agriculture District (County)
East:	Low Density Residential/Limited Agriculture/General Agriculture District (County)
West:	Limited Agriculture/General Agriculture District (County)
PUBLIC UTILITIES	Community water and private on-site wastewater
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for street improvements, curb, gutter, sidewalks, dry sewer, and street light conduit be denied without prejudice.

GENERAL COMMENTS: The applicant has submitted a Subdivision Regulations Variance request to waive the requirement for street improvements, curb, gutter, sidewalks, dry sewer and street light conduit in conjunction with a Layout Plat to create a 40 lot residential development. In addition, the applicant has also submitted a Master Plan identifying the

STAFF REPORT

November 22, 2000

SVAR #00SV026 - Variance to the Subdivision Regulations to waive the requirement for street improvements, curb, gutter, sidewalks, dry sewer, and street light conduit

ITEM 12

Layout Plat as Phase One of a proposed 178 lot residential development. The development will incorporate approximately 388 acres and will be known as "The Ranchettes at Willow Wood".

STAFF REVIEW: Staff has identified concerns relative to the proposed Layout Plat regarding road networking and lot configuration within the proposed development. Staff will be working with the applicant to address these concerns prior to submittal of a revised Layout Plat. The revised plat may alter staff's review of the proposed Subdivision Regulations Variance requests due to alterations in the proposed density and/or lot configuration(s).