

STAFF REPORT

January 25, 2001

SVAR #00SV028 - Variance to the Subdivision Regulations to waive the requirement for curb and gutter and to allow a sidewalk on one side

ITEM 16

GENERAL INFORMATION:

PETITIONER	Dream Design, Inc. for Stoney Creek Inc.
REQUEST	SVAR #00SV028 - Variance to the Subdivision Regulations to waive the requirement for curb and gutter and to allow a sidewalk on one side
LEGAL DESCRIPTION	Lots 1-10 of Autumn Hills Plaza II located in the SW1/4 of the NW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	1.734
LOCATION	Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	Low Density Residential w/ PDD
SURROUNDING ZONING	
North:	Low Density Residential w/PDD
South:	General Commercial w/PDD
East:	Low Density Residential w/PDD
West:	Low Density Residential w/PDD
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for curb and gutter and to allow a sidewalk on one side of the street be approved with the following stipulation:

Urban Planning Division Recommendations:

1. The sidewalk shall be a minimum of five (5) feet in width and shall be constructed immediately adjacent to the pavement.

GENERAL COMMENTS: The applicant has submitted a Subdivision Regulations Variance request to waive the requirement for curb and gutter and to allow a sidewalk on one side of the street. The applicant has also submitted a Preliminary and Final Plat to create ten townhome lots on the subject property. In addition, the applicant has submitted an Initial and Final Planned Residential Development request. (See companion items #00PI115 and

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#00PD058.) The Planned Residential Development identifies the development of ten townhomes with off-street parking and a screening fence along Sheridan Lake Road to be located on the subject property.

On November 6, 2000, a Layout Plat was approved to create ten townhome lots as identified on the proposed Preliminary and Final Plat. In addition, a Special Exception was granted to allow an easement to serve as the principal means of access to more than four lots.

The property is located approximately 1,050 feet north of the intersection of Catron Boulevard and Sheridan Lake Road on the east side of Sheridan Lake Road and is currently void of any structural development.

STAFF REVIEW: Staff has reviewed the Subdivision Regulations Variance request and has noted the following considerations:

Autumn Place, a 26 foot wide public access easement with an approximate 20 foot wide paved surface, will be extended from the adjacent property located directly north of the subject property to serve as legal access to the proposed development. As previously indicated, a Special Exception has been granted to allow an easement to serve as the principal means of access to more than four lots. Allowing the easement alleviated the requirement that City crews maintain the road. In addition, a maintenance agreement was required between the adjacent property owner(s) and the subject property owner to insure that Autumn Place is maintained in a safe and accessible condition. Curb, gutter and sidewalks do not exist along that portion of Autumn Place currently constructed on the adjacent property. As such, the applicant is seeking a Subdivision Regulations Variance to waive these improvements on the extension of Autumn Place in order to maintain road consistency.

The applicant's road construction plans identify that Autumn Place, including that portion located on the adjacent property, will be improved and/or constructed with a 20 foot wide paved surface and a five foot wide sidewalk along the east side of the street. The plans also identify that an inverted crown road design will be implemented along a majority of Autumn Place. The inverted crown will channel drainage down the roadway to a catch basin located along the front lot line of Lot 10. The drainage will then be carried via an 18 inch storm pipe to a drainage channel located east and north of the subject property.

During the review of the Layout Plat, concern was expressed regarding the need for sidewalks within the Autumn Hills Subdivision in order to accommodate pedestrian traffic within the development. Proposing a sidewalk along one side of Autumn Place will address the sidewalk issue on at least one street within the existing townhouse development. As such, staff is recommending approval of the Subdivision Regulations Variance to allow sidewalks on one

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side of the street and to waive the requirement for curb and gutter with the condition that the sidewalk be constructed along the east side of the road.