

STAFF REPORT

March 22, 2001

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**No. 01SV005 - Variance to the Subdivision Regulations to waive the ITEM 11 requirement for sewer, water, sidewalk and street light conduit**

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GENERAL INFORMATION:

PETITIONER	Fisk Engineering for John Skulborstad and Peter Torino
REQUEST	<b>No. 01SV005 - Variance to the Subdivision Regulations to waive the requirement for sewer, water, sidewalk and street light conduit</b>
LEGAL DESCRIPTION	Lot 1 of Lot F-1, Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1 Acres
LOCATION	North of the Cleghorn Fish Hatchery on U.S. Highway 44 West
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Limited Agriculture District (County) / Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District / Medium Density Residential District
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for sewer, water, sidewalk and street light conduit be continued to the **April 5, 2001** Planning Commission meeting to be heard in conjunction with a Preliminary and Final Plat on the subject property.

GENERAL COMMENTS: **This item was continued at the February 22, 2001 and at the March 8, 2001 Planning Commission meetings to be heard in conjunction with an associated Preliminary and Final Plat. This Staff Report has been revised as of 3/10/01. All revised or added text is shown in bold print.** The applicant has submitted a Subdivision Regulations Variance request to waive the requirement for sewer, water, sidewalk and street light conduit. The applicant has also submitted a Preliminary and Final Plat to create a one acre lot. (See companion item # 01PL007.) In addition, the applicant has submitted a rezoning request to change the zoning on the subject property from Park Forest to Office Commercial in conjunction with a Planned Development Designation in

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order to locate a photography studio on the property. (See companion items #01RZ001 and #01PD003, respectively.)

STAFF REVIEW: During the review of the associated Preliminary and Final Plat, staff identified that additional information must be submitted in order for the project to go forward. In particular, topographic information, a drainage and grading plan and a geotechnical site evaluation must be submitted for review and approval. In addition, revisions to the proposed Master Plan are needed in order for the project to go forward. **To date, this information has not been submitted.** Staff is recommending that this item be continued to the **April 5, 2001** Planning Commission meeting to be heard in conjunction with the Preliminary and Final Plat.