

STAFF REPORT

September 21, 2000

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**SVAR #00SV016 - Variance to the Subdivision Regulations to waive the requirement for paving, curb, gutter, sidewalks, water, sewer and street light conduits; to allow lots more than twice as long as they are wide; and to waive the requirement to dedicate right-of-way for Sunshine Trail**

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**ITEM 5**

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Dean Kelly Construction
REQUEST	<b>SVAR #00SV016 - Variance to the Subdivision Regulations to waive the requirement for paving, curb, gutter, sidewalks, water, sewer and street light conduits; to allow lots more than twice as long as they are wide; and to waive the requirement to dedicate right-of-way for Sunshine Trail</b>
LEGAL DESCRIPTION	Lots 1 through 6 of Sunshine Hills Subdivision and dedicated public right of way shown as Coneflower Lane and Pasque Lane, formerly Lots 1, 2, and 3 of the SE1/4 NE1/4 of Section 21, located in the SE1/4 of the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.44 Acres
LOCATION	North of Wildwood Subdivision on the west side of Sheridan Lake Road
EXISTING ZONING	Low Density Residential (PRD)
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low Density Residential
East:	Low Density Residential
West:	Low Density Residential - General Commercial (PCD)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for paving, curb, gutter, sidewalks, water, sewer and street light conduits; to allow lots more than twice as long as they are wide; and to waive the requirement to dedicate right-of-way for Sunshine Trail be continued to the October 5, 2000 Planning Commission meeting to allow the applicant and Staff time to explore alternative development scenarios.