

STAFF REPORT

March 21, 2002

No. 02SV013 - Variance to the Subdivision Regulations to waive the requirement to install curb and gutter, street light conduit, water line and pavement on Viewfield Avenue and to waive the requirement to install sewer and street light conduit on Creek Drive

ITEM 56

GENERAL INFORMATION:

PETITIONER	Robert and Donald Grimm
REQUEST	No. 02SV013 - Variance to the Subdivision Regulations to waive the requirement to install curb and gutter, street light conduit, water line and pavement on Viewfield Avenue and to waive the requirement to install sewer and street light conduit on Creek Drive
EXISTING LEGAL DESCRIPTION	Balance of Tract B of Government Lot 3 of Grimm Addition, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 4 of Grimm Addition, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.35 acres
LOCATION	At the southeast corner of the intersection of Creek Drive and Viewfield Avenue
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	(County)
South:	Light Industrial District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer to be extended
DATE OF APPLICATION	02/20/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb and gutter, street light conduit, water line and pavement on Viewfield Avenue and to waive the requirement to install sewer and street light conduit on Creek Drive be denied.

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GENERAL COMMENTS: This Subdivision Variance has been submitted to waive the required road and utility improvements identified in the associated Layout Plat (File # 02PL018). The Layout Plat proposes to plat a 2.35 acre lot. The subject property is located at the intersection of Creek Drive and Viewfield Drive and is currently void of any structural development.

Creek Drive is located on the west side of the proposed lot and is currently a gravel road where it abuts the subject property. The Viewfield Avenue right of way abuts the subject property on the north. To date, Viewfield Avenue has not been constructed. The applicant has indicated that they intend to construct Creek Drive to City Standards and extend the existing water main north along Creek Drive to the property's north lot line. The sanitary sewer has been constructed within the Viewfield Avenue right of way along the subject property's north lot line and along the east property line.

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

Viewfield Drive: As mentioned previously, the only subdivision improvement currently in place along the Viewfield Drive right of way is a sanitary sewer main. The Subdivision Regulations state that when platting occurs adjacent to a dedicated right of way, the subdivider is required to install or construct the improvements identified in Section 16.16 of the Rapid City Municipal Code. These improvements include paving and installing curb and gutter for all proposed roads, providing water and sanitary sewer to all proposed lots and designing and installing any storm sewer and drainage structures required by the Engineering Division in accordance with the Drainage Criteria Manual. The requirements of the Subdivision Regulations insure that all infrastructure will be in place when development of an area occurs. It also insures that infrastructure is constructed in an orderly manner to insure that neighboring properties can develop in a timely manner. Viewfield Drive provides access to the properties to the north and east of the subject property. There is no physical or other hardship that precludes the construction of the street and extension of the water main at this time. Staff is recommending denial of the variance to waive the installation of water main, street light conduit, curb and gutter and the paving of Viewfield Drive.

Creek Drive: The applicant has also requested a Subdivision Regulation Variance to waive the requirement to install sanitary sewer and street light conduit in the Creek Drive right of way. Currently, sanitary sewer mains have been constructed along the north side and east side of the proposed lot. These sewer mains serve the proposed lot as well as all of the lots along Creek Drive between South Dakota Highway 44 and Viewfield Drive with the exception of Lot 3 Revised of Grimm Addition. Lot 3 Revised of Grimm Addition is located directly south of the subject property, adjacent to the Creek Drive right of way. In addition to providing sanitary sewer service to the subject property the extension of the sanitary sewer

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main along the frontage of the proposed lot will also serve Lot 3 Revised of Grimm Addition. It is standard practice of the City of Rapid City to require that all adjacent improvements be extended at the time the property is subdivided. Staff is unaware of any reason why the required improvements should not be installed at this time. Staff recommends denial of the variance request to waive the requirement to install sanitary sewer and street light conduit in the Creek Drive right of way.