

STAFF REPORT

April 4, 2002

No. 02SV012 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, and sidewalk along Catron Boulevard

ITEM 22

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoney Creek Inc.
REQUEST	No. 02SV012 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, and sidewalk along Catron Boulevard
EXISTING LEGAL DESCRIPTION	E/12 SW1/4 less Stoney Creek Subdivision Phase I and less Lot H2, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.92 acres
LOCATION	North of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Agriculture District/Neighborhood Commercial District
SURROUNDING ZONING	
North:	Mobile Home Residential District/Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/08/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, and sidewalk along the west 350 feet of Catron Boulevard be denied and that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and sidewalk along the balance of Catron Boulevard be approved with the following stipulation:

Engineering Division Recommendation:

1. That a sidewalk be constructed along the north side of Catron Boulevard.

STAFF REPORT

April 4, 2002

No. 02SV012 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, and sidewalk along Catron Boulevard

ITEM 22

GENERAL COMMENTS: The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and sidewalk along Catron Boulevard as it abuts the subject property. The applicant has also submitted a Preliminary and Final Plat to create a 25 lot residential development to be known as "Stoney Creek Subdivision Phase II". The property is located approximately 1,300 feet east of the intersection of Catron Boulevard and Sheridan Lake Road on the north side of Catron Boulevard and is currently void of any structural development.

The applicant has also submitted a Comprehensive Plan Amendment to revise the Major Street Plan eliminating Nugget Gulch as a collector road. In addition, the applicant has also submitted a rezoning request to change the zoning from General Agriculture District and Neighborhood Commercial District to Low Density Residential District with a Planned Residential Development. The applicant has also submitted a Variance to the Subdivision Regulations to allow lot(s) twice as long as they are wide. (See companion items 02PI012, 02CA014, 02RZ013, 02PD005 and 02SV008.)

STAFF REVIEW:

Staff has reviewed the Variance to the Subdivision Regulations and has identified the following considerations:

Catron Boulevard Improvement Agreement: On September 18, 2000 the applicant entered into an agreement with the City stating that the "Developer agrees that it will pay the City for all curb and gutter and sidewalks on both sides of Catron Boulevard (approximately 3,000 lineal feet total) as determined necessary by the City". The agreement includes the west 350 feet of Catron Boulevard as it abuts the subject property. The Engineering Division has indicated that preliminary design plans for the Catron Boulevard improvement project have been completed. Staff is recommending that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, and sidewalk along the west 350 feet of Catron Boulevard be denied.

Currently the balance of Catron Boulevard as it extends east, has been constructed as a rural section road with no curb, gutter and/or sidewalk. A major reason for the requirement for the installation of curb and gutter is to provide adequate facilities for storm water run off and drainage. The Engineering Division has indicated that since Catron Boulevard is paved with a ditch to accommodate the drainage, then curb and gutter are not needed on the balance of Catron Boulevard at this time. Staff is recommending that the Variance to the Subdivision Regulations to waive the requirement to install curb and gutter on the balance of Catron Boulevard be approved.

Sidewalk: The Major Street Plan identifies a future bike path to be located along the north side of Catron Boulevard. As previously indicated, sidewalks are currently not constructed along this section of Catron Boulevard. Future development along this corridor of roadway as

STAFF REPORT

April 4, 2002

No. 02SV012 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, and sidewalk along Catron Boulevard **ITEM 22**

identified on the Southwest Connector Neighborhood Future Land Use Plan could potentially generate pedestrian traffic requiring that sidewalk(s) be provided. Staff is recommending that the Variance to the Subdivision Regulations to waive the sidewalk along the south side of Catron Boulevard be approved with the stipulation that a sidewalk be constructed along the north side of the road.

Legal Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the April 4, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.