

STAFF REPORT

April 10, 2008

No. 08SV013 - Variance to the Subdivision Regulations to waive curb, gutter, sidewalk, asphalt, street light conduit, sewer and water along Dunn Road and Radar Hill Road as per Chapter 16.16 of the Rapid City Municipal Code

GENERAL INFORMATION:

APPLICANT	TK Engesser Investments LLC
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	TK Engessor Investments LLC
REQUEST	No. 08SV013 - Variance to the Subdivision Regulations to waive curb, gutter, sidewalk, asphalt, street light conduit, sewer and water along Dunn Road and Radar Hill Road as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	The E1/2 SE1/4, less Lot H1 of the NE1/2 SE1/4, less Lot A of the NE1/4 SE1/4, less Lot PE1 of the NE1/4 SE1/4 and less a portion of a South Dakota owned Railroad Right-of-Way, all in Section 24, T1N, R8E, BHM, located in the E1/2 SE1/4, Section 24, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 5, Engessor Subdivision, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 78.91 acres
LOCATION	South of Dunn Road and west of Radar Hill Road
EXISTING ZONING	General Agricultural District - Pennington County
SURROUNDING ZONING	
North:	General Agricultural District - Pennington County
South:	General Agricultural District - Pennington County
East:	Low Density Residential District
West:	General Agricultural District - Pennington County
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	3/14/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

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RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive curb, gutter, sidewalk, asphalt, street light conduit, sewer and water along Dunn Road and Radar Hill Road as per Chapter 16.16 of the Rapid City Municipal Code be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, pavement, street light conduit, sewer and water along Dunn Road and Radar Hill Road as per Chapter 16.16 of the Rapid City Municipal Code. In addition, the applicant has submitted a Preliminary Plat (#08PL029) to create five lots. The property is located south of South Dakota Highway 44 and west of Radar Hill Road. The property is currently zoned General Agriculture District in Pennington County. However, on March 20, 2008 the applicant asked that this application be denied without prejudice to allow a revised plat to be submitted in the future. As such, staff recommends that the Variance to the Subdivision Regulations be denied without prejudice at the applicant's request.