

STAFF REPORT

February 22, 2001

No. 01SV004 - Variance to the Subdivision Regulations to waive the requirement for curb, gutter, sidewalks and street light conduit

ITEM 15

GENERAL INFORMATION:

PETITIONER	D.C. Scott Co. Land Surveyors for Marjorie A. Fordyce
REQUEST	No. 01SV004 - Variance to the Subdivision Regulations to waive the requirement for curb, gutter, sidewalks and street light conduit
LEGAL DESCRIPTION	Lot 34A and Lot 34B of Lot 34 of Lot D of Sweetbriar Heights and 9.7' wide easement for irrigation ditch and drainage in Lot 34B, located in the SE1/4 NW1/4 of Section 10, T1N, R8E of the BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1 Acre
LOCATION	At the intersection of Sweetbriar Street and Knox Street
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for curb, gutter, sidewalks and street light conduit be continued to the March 8, 2001 Planning Commission meeting to be heard in conjunction with a Preliminary and Final Plat on the subject property.

GENERAL COMMENTS: The applicant has submitted a Subdivision Regulations Variance request to waive the requirement for curb, gutter, sidewalks and street light conduit and to allow a lot twice as long as it is wide. The applicant has also submitted a Preliminary and Final Plat to subdivide the subject property into two lots. (See companion item # 01PL006.)

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 plan and a utility plan must be submitted for review and approval. This information is also relevant in the review of the proposed

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Subdivision Variances. Currently, barrow ditches are located along Sweetbriar Street. Topographic and drainage information must be submitted in order to determine if the barrow ditches can handle storm drainage along this portion of Sweetbriar Street. As such, staff is recommending that this item be continued to the March 8, 2001 Planning Commission meeting to be heard in conjunction with the Preliminary and Final Plat.