

STAFF REPORT

December 27,2000

VAC #00VE013 - Vacation of Platted Setbacks

ITEM

GENERAL INFORMATION:

PETITIONER	Robert Blumenthal for Century Motels, Inc.
REQUEST	VAC #00VE013 - Vacation of Platted Setbacks
LEGAL DESCRIPTION	Lots RU19 and RU20, Block 1 of Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.25 Acres
LOCATION	At the intersection of West Boulevard and North Street
EXISTING ZONING	Hotel - Motel District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Civic Center District
East:	Civic Center District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Vacation of Platted Setbacks be approved.

GENERAL COMMENTS: The plat for the lots included in this request was approved in 1976. It was common practice at that time to specify setbacks on plats. This practice is no longer used and is not advisable as setbacks are regulated through the Zoning Ordinance. The property is currently zoned Hotel – Motel District requiring a minimum 25 foot setback for front, rear and side yards.

The applicant intends to construct a motel on these lots. By designating these lots as developmental lots the applicant will be able to construct the motel across lot lines. However, all platted setbacks must first be vacated .

STAFF REVIEW: Staff is recommending that the vacation of platted setbacks be approved with the condition that all future development of these lots meet setbacks as stated in the Rapid City Municipal Code or a variance be obtained.