

STAFF REPORT

May 10, 2001

PLAT #00PL134 - Lot Split

ITEM 4

GENERAL INFORMATION:

PETITIONER	Peter Hendricksen
REQUEST	PLAT #00PL134 - Lot Split
LEGAL DESCRIPTION	Lot 13R and 14R in Block 3 of Wildwood Subdivision, formerly Lot 13 and 14 in Block 3 of Wildwood Subdivision located in the W1/2 SE1/4 and the E1/2 SW1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.5 Acres
LOCATION	5827 Wildwood Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and septic system
REPORT BY	Lisa Seaman

RECOMMENDATION: **Staff recommends that the Lot Split be approved.**

GENERAL COMMENTS: In the spring of 1986 the applicant vacated the minor drainage and utility easement platted on the northeast lot line of Lot 14. A variance was also obtained to reduce the side yard setback to three feet in order to construct a 24 foot by 24 foot garage addition on Lot 14. In the fall of 2000 the applicant determined that the garage addition was located within the 3 foot side yard setback and submitted this Lot Split request to reconfigure the common lot line between Lots 13 and 14 of Block 3 of Wildwood Subdivision.

STAFF REVIEW: Staff has reviewed this Lot Split request and noted the following considerations:

Site plan - Engineering Staff is requesting that the applicant provide a site plan showing the locations of all existing structures on Lots 13 and 14 to ensure that all easements and setbacks are free of structures. **The applicant has provided the requested site plan documenting that no structures are located within the easements or setbacks.**

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Right-Of-Way - The Major Street Plan identifies the north portion of Wildwood Drive as a proposed collector street. The right-of-way dedicated along the frontage of Lots 13 and 14 is within the area designated as a proposed collector street. Currently, the right-of-way width of Wildwood Drive is 66 feet. The Street Criteria Manual requires a minimum right-of-way width of 76 feet for a collector street. Therefore, five feet of additional right-of-way must be dedicated on this plat or the Major Street Plan amended. Currently, Planning Staff is preparing an amendment to the Major Street Plan which would remove Wildwood Drive from this plan. If this amendment is approved the existing 66 feet of right-of-way would be sufficient for a local road classification. **The amendment removing Wildwood Drive from the major street plan was approved by the City Council on March 19, 2001 and became effective May 1, 2001.**

Setbacks - The variance that was obtained on May 6, 1986 applies to the side yard lot line as currently platted. The applicant must plat all lot lines to meet the minimum required setbacks for Low Density Residential Zoning District as stated by the Rapid City Municipal Code or obtain a new variance to reduce the yard setbacks. **The applicant has submitted a site plan and plat identifying that all the structures meet the minimum required setbacks for the Low Density Residential Zoning District.**