

STAFF REPORT

February 20, 2003

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**No. 03PL012 - Layout Plat**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	Marie Camping
REQUEST	<b>No. 03PL012 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 1 thru 4 of Block 24 of North Rapid Addition, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R and 2R of Block 24 of North Rapid Addition, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.32 acres
LOCATION	227 Adams Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	01/24/2003
REPORT BY	Tom Kurtenbach

RECOMMENDATION: Staff recommends that the Layout Plat be approved with the following stipulations:

Urban Planning Division Recommendations:

1. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant is proposing to subdivide Lots 1-4 into Lots 1R and 2R. The area of each of the proposed lots will be 7,000 square feet. The subject property is located southwest of the intersection of Lemmon Avenue and Adams Street. A single family residence is located on Lot 2, while a shed is located on Lot 4. The applicant indicated that

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the shed will be removed from the subject property. The applicant is proposing to access Lot 1R from the alley which abuts the west end of the existing lots. Access to Lot 2R is proposed from Lemmon Avenue.

STAFF REVIEW: Staff has reviewed the Layout Plat request and noted the following considerations:

Lot Size: The area of proposed Lots 1R and 2R will be 7,000 square feet each. This exceeds the minimum of 6,500 square feet specified by the Rapid City Municipal Code for the Medium Density Zoning District. Review of the site plan submitted by the applicant demonstrates that each proposed lot will have two front yards, one rear yard and one side yard. The front yard setback requirement in the Medium Density Residential Zoning District is 25 feet for dwellings and detached garages. The rear yard setback is also 25 feet for main buildings, while unattached buildings of accessory use require a rear yard setback of five feet. Considering these yard setbacks and assuming a side yard along the proposed common lot line, a main dwelling could occupy up to approximately 1600 square feet of each lot.

The Medium Density Zoning District requires that main and accessory buildings may not cover more than 30 percent of the lot area. Based on the proposed lot size of 7,000 square feet for each lot, this would allow a total of 2,100 square feet of lot coverage, assuming that all other code requirements are met. Staff is concerned with the limited developable area of the proposed lots. The applicant should be aware that due to the lot size and layout, the configuration of any structures proposed for construction may be notably restricted.

Building Setbacks: Review of the structural survey submitted by the applicant indicates that the building setbacks from the proposed lot lines meet the requirements of the Rapid City Municipal Code.

Access: It appears that Lemmon Avenue and the alley will be utilized as access to the proposed lots. Lemmon Avenue and the alley currently meet the standards required for streets serving as access to a single family residence.

Staff believes that the proposed plat complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.