

STAFF REPORT

June 8, 2006

No. 06SV029 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Carol Street; and to allow a lot twice as long as wide as per Chapter 16 of the Rapid City Municipal Code

ITEM 24

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Gordon Howie
REQUEST	No. 06SV029 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Carol Street; and to allow a lot twice as long as wide as per Chapter 16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	The west 165 feet of the east 331.2 feet of Lot 12, Plateau Subdivision, located in the SW1/4 NE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots J and K of Lot 12, Plateau Subdivision, formerly the west 165 feet of the east 331.2 feet of Lot 12, Plateau Subdivision, located in the SW1/4 NE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .937 acres
LOCATION	4753 Carol Street
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	5/12/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Carol Street; and to allow

STAFF REPORT

June 8, 2006

No. 06SV029 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Carol Street; and to allow a lot twice as long as wide as per Chapter 16 of the Rapid City Municipal Code

ITEM 24

a lot twice as long as wide as per Chapter 16 of the Rapid City Municipal Code be approved with the following stipulation:

1. Prior to City Council approval, the applicant shall sign a waiver of right to protest any future assessment for the improvements.

GENERAL COMMENTS: The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Carol Street; and to allow a lot twice as long as wide as per Chapter 16 of the Rapid City Municipal Code. In addition, the applicant has submitted a Preliminary Plat to subdivide the subject property into two residential lots. (See companion item #06PL070.)

The property is legally described as the west 165 feet of the east 331.2 feet of Lot 12, Plateau Subdivision, located in the SW1/4 NE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as 4753 Carol Street.

On May 15, 2006 City Council denied without prejudice a Preliminary Plat application for the subject property at the applicant's request.

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

Carol Street: Carol Street is located along the northern lot line of proposed Lots K and J and is classified as a lane/place street requiring that the street be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Carol Street is located in a 20 foot right-of-way and constructed with an approximate 12 foot wide paved surface without curb, gutter, sidewalk and street light conduit. Requiring the construction of the additional improvements along Carol Street as it abuts the subject property will result in a discontinuous street section. As such, staff is recommending that the Variance to the Subdivision Regulations be approved as requested with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary Plat identifies that both of the lots will have a length twice the distance of the width.

Numerous lots in this area are twice as long as they are wide. The subdivision design as shown on this plat is reasonable for the site. In addition, the lot configuration does not create any significant difficulties for use or maintenance. As such, staff is recommending that the Variance to the Subdivision Regulations to allow a lot twice as long as it is wide be approved.

STAFF REPORT
June 8, 2006

No. 06SV029 - Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Carol Street; and to allow a lot twice as long as wide as per Chapter 16 of the Rapid City Municipal Code

ITEM 24

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the June 8, 2006 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.