

STAFF REPORT

December 18, 2003

No. 03SV047 - Variance to the Subdivision Regulations to reduce the right-of-way width from 68 feet to 52 feet as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 23

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03SV047 - Variance to the Subdivision Regulations to reduce the right-of-way width from 68 feet to 52 feet as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	A parcel of land located in SW1/4 NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: Beginning at the southeast corner of Lot 1B, Block 6 of Red Rock Estates Phase 1A, as recorded with the Pennington County Register of Deeds in Book 30, Page 162 (1 & 2); thence S14°58'00"E, 120.00 feet; thence S75°02'00"W, 144.56 feet to a point lying on a curve concave to the east and whose chord bears N22°17'57"W, 120.99 feet; thence continuing along the arc of said curve to the right whose radius is 474.00 feet and whose delta angle is 14°39'53", an arc length of 121.32 feet to a point on said curve; said point also being the southwest corner of said Lot 1B, Block 6; thence N75°02'00"E along the southerly line of said Lot 1B, Block 6, 160.00 feet to the Point of Beginning containing 0.427 acres more or less
PARCEL ACREAGE	Approximately 0.427 acres
LOCATION	Along Muirfield Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/14/2003

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REPORT BY

Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to reduce the right-of-way width from 68 feet to 52 feet as per Chapter 16.16 of the Rapid City Municipal Code be approved.

GENERAL COMMENTS:

The applicant has submitted a Variance of the Subdivision Regulations to reduce the right-of-way width of Muirfield Drive from 68 feet to 52 feet. The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into a .427 acre residential lot. (See companion item #03PL113.)

The subject property is located directly west of the Prestwick Road/Muirfield Drive intersection and is part of the Red Rock Estates development. Currently, the subject property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Variance to the Subdivision Regulations and has noted the following considerations:

Muirfield Drive: Muirfield Drive serves as legal access to the subject property and is classified as a collector street on the City's Major Street Plan. As such, Muirfield Drive must be constructed as a minimum 68 foot wide right-of-way and a 32 foot wide paved surface. Currently, Muirfield Drive is constructed with a 52 foot wide right-of-way and a 32 foot wide paved surface. In September of 2000, the City Council approved a Variance to the Subdivision Regulations reducing the right-of-way width of Muirfield Drive from 68 feet to 52 feet. In order to maintain street design consistency along Muirfield Drive, staff is recommending that this Variance to the Subdivision Regulations to reduce the right-of-way width as identified be approved.

Legal Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the December 18, 2003 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquiries regarding this proposal.