

STAFF REPORT
October 5, 2006

No. 06SV060 - Variance to the Subdivision Regulations to reduce the right-of-way width along Cobalt Drive from 68 feet to 60 feet and to allow a lot twice as long as wide as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 53

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck, LLC
REQUEST	No. 06SV060 - Variance to the Subdivision Regulations to reduce the right-of-way width along Cobalt Drive from 68 feet to 60 feet and to allow a lot twice as long as wide as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 SE1/4, Section 13, located in the NE1/4 SE1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14 acres
LOCATION	Northwest of the intersection of Country Road and West Nike Road
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District (Planned Residential Development)
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/8/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow a lot twice as long as wide be approved; and,
That the Variance to the Subdivision Regulations to reduce the right-of-way width along Cobalt Drive from 68 feet to 60 feet be denied.

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ITEM 53

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to reduce the right-of-way width along Cobalt Drive from 68 feet to 60 feet and to allow a lot twice as long as it is wide. In addition, the applicant has submitted a Preliminary Plat to create 52 residential lots as Phase Two of Brookfield Subdivision. (See companion item #06PL133.)

On July 19, 2004, the City Council approved a Layout Plat for Brookfield Subdivision to create 150 residential lots which included the subject property. On November 7, 2005, the City Council approved a Preliminary Plat to create 56 residential lots as Phase One of Brookfield Subdivision. In addition, the City Council denied an Exception request to waive the requirement to provide visitor parking within Phase One. Subsequently, a Variance to the Subdivision Regulations was approved by the City Council to reduce the pavement width along Three Forks Drive from 27 feet to 24 feet.

On November 23, 2005, the City approved a Final Plat to create 17 lots within Phase One of Brookfield Subdivision. On July 24, 2006, the City approved a Final Plat to create 38 lots, also within Phase One of Brookfield Subdivision.

On November 9, 2005, the applicant submitted a Vacation of Section Line Highway request to vacate the section line highway located along the east lot line of the subject property. This item has been continued several times to allow the applicant to provide an alternate street access to the property located north of the subject property. (See companion item 05VR014.)

The subject property is located north and west of the intersection of Cobalt Drive and W. Nike Road. Currently, the property is void of any structural development.

STAFF REVIEW:

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

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 13 of the lots will have a length twice the distance of the width.

The lots are located in Block 5 where a wide drainage area is located along the rear lot line of the entire block. In addition, no structural development is allowed within the drainage easement. As such, the lots have been configured to incorporate the drainage area into the lots with building envelopes closer to the proposed street. The subdivision design as shown on this plat is reasonable for the site. 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.

Cobalt Drive: As noted above, Cobalt Drive is classified as a collector street for that portion of

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ITEM 53

the street extending through the subject property requiring that the street be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The applicant is proposing to provide a 60 foot wide right-of-way and construct a 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. However, staff has noted that reducing the right-of-way as proposed results in a reduction in the area between the back of the curb and the lot line, which limits the area for utilities and a sidewalk. Subsequently, the reduced right-of-way hampers maintenance of the utilities. Staff has also noted that the required minimum 68 foot wide right-of-way limits parking to one side of the street. In addition, the collector street will eventually extend north and tie into Auburn Hills Subdivision supporting that the minimum required right-of-way be obtained at this time to insure that the street functions as a collector street. As such, staff is recommending that the Variance to the Subdivision Regulations to reduce the right-of-way width from 68 feet to 60 feet along Cobalt Drive be denied.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the October 5, 2006 Planning Commission meeting if this requirement is not met.