

STAFF REPORT
March 22, 2007

No. 07SV014 - Variance to the Subdivision Regulations to reduce the easement width from 49 feet to 40 feet; reduce the pavement width from 24 feet to 20 feet; and to waive the requirement to install sidewalks along both sides of the street and to install a water main as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 30

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Broadmoor Association, Inc.
REQUEST	No. 07SV014 - Variance to the Subdivision Regulations to reduce the easement width from 49 feet to 40 feet; reduce the pavement width from 24 feet to 20 feet; and to waive the requirement to install sidewalks along both sides of the street and to install a water main as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	Lot A less Lot H1 and Lot B less Lot 12 revised thru 14 revised and Lot C Revised and Lot D of Broadmoor Subdivision Phase 1, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.4 acres
LOCATION	Northeast of the intersection of Sheridan Lake Road and Sunset Vista Road
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	Public water and sewer
DATE OF APPLICATION	3/1/2007
REVIEWED BY	Jonathan Smith / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to reduce the easement width from 49 feet to 40 feet, to reduce the pavement width from 24 feet to 20 feet, to waive the requirement to install sidewalks along both sides of the street and to install a water main as per Chapter 16.16 of the Rapid City Municipal Code be approved with the following stipulation:

1. Sidewalk shall be installed on the east side of the street.

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GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to reduce the easement width from 49 feet to 40 feet, reduce the pavement width from 24 feet to 20 feet, to waive the requirement to install sidewalks on both sides of the street, and to install a water main.

Broadmoor Subdivision is a Planned Residential Development that consists of townhomes that was approved by City Council on September 21, 1981. The subject property is zoned Low Density Residential District. Currently the subject property is vacant. Single-family homes are located to the north, and additional townhomes are located on the property to the east and south of the subject property. Initially, the subject property was intended to be the site of a recreation area and a pool for the development. The Planning Commission granted a Major Amendment to a Planned Residential Development to allow these two lots to be developed as town homes on January 12, 2006. A Preliminary Plat application (07PL006) to create Lot 39 and Lot 40 in Broadmoor Subdivision was approved with stipulations by Planning Commission on February 8, 2007. The Preliminary Plat application has not yet been approved by City Council as of this writing.

STAFF REVIEW:

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

Sidewalks:

The applicant is requesting a Variance to the Subdivision Regulations to construct a sidewalk on one side of the street that abuts Lot 39 and Lot 40. Currently sidewalks are constructed on both sides of the street throughout Broadmoor Subdivision with the exception of the easement that provides access to Lot 39 and Lot 40. Sidewalks on both sides of the access easement are a requirement of the Street Design Criteria Manual for a Lane/ Place Street. Staff noted that a paved parking lot lies along the western edge of the access easement on that portion of the easement adjacent to Lot 39 and Lot 40. Further, there is no other sidewalk on the western edge of the access easement. Installation of sidewalk along both sides of the access easement would create a discontinuous road segment. Based on the presence of the paved parking area and the existing sidewalk on the adjacent portion of the easement, staff supports the request to waive the requirement that sidewalk be provided along both sides of the easement with the stipulation that sidewalk be installed along the eastern side of the easement.

Pavement:

This applicant is requesting a Variance to the Subdivision Regulations to reduce the width of the access easement right-of-way from 49 feet to 40 feet, and to reduce the pavement width from 24 feet to 20 feet. The subject access easement is classified as a Lane/Place street. The Street Design Criteria Manual requires a right-of-way width of 49 feet for the access easement, and a 24 feet width of pavement for a Lane/ Place Street. Currently the streets within

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Broadmoor Subdivision are constructed in a 40 foot wide right-of-way, with 20 feet of pavement width. The 20 foot wide pavement width complies with the minimum requirements of the Fire Code. Additionally, requiring the applicant to construct a street segment of 49 feet of right-of-way width, and 24 feet of pavement would create a discontinuous street segment. Staff recommends that the request to reduce the access width from 49 feet to 40 feet and reduce the pavement width from 24 feet to 20 feet be approved.

Water:

Currently the proposed Lot 39 and Lot 40 are located at the north end of the access easement. The adjacent land to the north has been developed with single family residences. Those residences are provided with utility service from the street providing the access on their northern boundary. Further, there are no easements provided for the extension of a water main beyond the northern boundary of this plat. As there is no need to extend the water line to the adjacent property to the north, staff recommends approval of the variance to waive the requirement to install a water main along the full frontage of proposed Lots 39 and 40.

Notification Requirement:

As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the March 22, 2007 meeting if these requirements have not been met.