

STAFF REPORT
May 10, 2007

No. 07VE008 - Vacation of a Note on a Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for All Around Construction, Inc.
REQUEST	No. 07VE008 - Vacation of a Note on a Plat
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 5 of Rapid Valley Subdivision, located in the NE1/4 of the NE1/4, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.17 Acres
LOCATION	Southwest of the intersection of E. St. Francis Street and Pecan Lane
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	General Commercial District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Public water and sewer
DATE OF APPLICATION	4/13/2007
REVIEWED BY	Jonathan Smith / Emily Fisher

RECOMMENDATION:

Staff recommends that the Vacation of a Note on a Plat be approved.

GENERAL COMMENTS:

The applicant has submitted a request to vacate a front yard building setback note on a plat. The subject property is located at the intersection of East Saint Francis Street and Pecan Lane. The subject property is not located within the municipal boundaries of the City of Rapid City, however; it is located within the City of Rapid City Three Mile Platting Jurisdiction. Current zoning of the subject property is Suburban Residential District by Pennington County. The subject property is currently void of any structural development.

STAFF REVIEW:

The original plat document known as Rapid Valley Subdivision identifies a front yard building setback of 30 feet for the subject property. The applicant is requesting to vacate this requirement for a 30 feet front yard building set back, and has submitted a vacation document prepared by a Registered Professional Engineer, identified as "Exhibit A", which identifies the subject lot and the proposed note vacation.

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The City's current policy would prohibit placing a note on a plat identifying the setbacks allowing the zoning district to regulate the lot area requirements.

The subject property is currently zoned Suburban Residential District by Pennington County. The subject property is a corner lot, which requires a minimum 25 foot front yard setback on both sides that abut the public street right-of-way in accordance with the Pennington County Zoning Requirements. The applicant would be required to obtain a variance to the dimensional requirements in a Suburban Residential District if any future structure did not meet the minimum 25 foot setback. As such staff is recommending that the Vacation of Note on the Plat be approved.