

STAFF REPORT
June 21, 2007

No. 07SV030 - Variance to the Subdivision Regulations to reduce the pavement width from 40 feet to 32 feet as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 38

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 07SV030 - Variance to the Subdivision Regulations to reduce the pavement width from 40 feet to 32 feet as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance of E1/2 of the NW1/4 NW1/4, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 10 thru 21 of Block 2; Lots 2 thru 8 of Block 9; Lots 1 thru 4 of Block 13, all of Red Rock Meadows Subdivision, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.83 acres
LOCATION	At the northern terminus of Cog Hill Lane
EXISTING ZONING	General Agriculture District - Low Density Residential District
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	General Agriculture District - Low Density Residential District
East:	General Agriculture District - Low Density Residential District
West:	General Agriculture District - Low Density Residential District
PUBLIC UTILITIES	Public Water and Sewer
DATE OF APPLICATION	5/14/2007
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to reduce the pavement width from 40 feet to 32 feet as per Chapter 16.16 of the Rapid City Municipal Code be approved.

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GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to reduce the pavement width of the east-west road located along the northern boundary of Lots 10 thru 21, Block 2, Lots 2 thru 8 Block 9, Lots 1 thru 4 Block 13 of Red Rock Meadows Subdivision (#06PL003) from the required 40 feet to 32 feet. The proposed development was annexed by the City of Rapid City on August 2, 2004 (#04AN008). The proposed development is located at the north terminus of Cog Hill Lane. The east-west road is currently under construction and is located in the east-west section line highway located between section 21 and section 28. The property is void of any structural development. The current zoning of the property that the proposed roadway lies upon is General Agricultural District.

STAFF REVIEW:

ROAD NAME:

The submitted plat document identifies the roadway seeking the pavement width reduction as Shooting Star Trail. The Major Street Plan does not identify the existing roadway Shooting Star Trail as connecting with the subject roadway in the future. Staff recommends that the applicant submit for review and approval an alternate street name upon submittal of a Final Plat application.

COLLECTOR STREET:

Staff has noted that this road is classified as a Collector Street. A Collector Street is required to have a minimum pavement width of 40 feet when a Collector Street is to provide on-street parking on both sides of the road. The Major Street Plan identifies the east-west road as a proposed collector street that traverses along the section line between section 21 and section 28.

The applicant has submitted a Variance to the Subdivision Regulations to reduce the pavement width along the east-west road from 40 feet to 32 feet. The applicant has requested the reduced pavement width due to construction costs. The applicant has also indicated that due to topographic issues residential lots on the northern side of the street will not have frontage on the east-west street. The applicant is proposing to provide on-street parking on the south side of this road only. The Street Design Criteria Manual allows a minimum 32 feet of pavement width with on street parking on one side of the street. Staff has noted that 32 feet of pavement width is adequate for a street featuring three lanes accommodating future growth of traffic volumes on this collector street.

LEGAL NOTIFICATION REQUIRMENT: As of this writing, the white slips from the certified mailings have been returned; however, the green cards have not been returned. Staff will notify the Planning Commission at the June 21, 2007 Planning Commission meeting if this requirement has not been met.

Staff finds that the request of the applicant complies with the Street Design Criteria Manual for a Collector Street with parking on one side of the street, and recommends that the request to

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reduce the pavement width of Shooting Star Trail to 32 feet from the required 40 feet be approved.