

STAFF REPORT

March 4, 2010

---

**No. 10SV003 - Variance to the Subdivision Regulations to reduce the right-of-way width from 52 feet to 24 feet and to reduce the pavement width from 27 feet to 18 feet as per Chapter 16.16 of the Rapid City Municipal Code**

---

**ITEM 16**

GENERAL INFORMATION:

APPLICANT	Randy Ruthford
AGENT	Renner & Associates, LLC
PROPERTY OWNER	Randy Ruthford
REQUEST	<b>No. 10SV003 - Variance to the Subdivision Regulations to reduce the right-of-way width from 52 feet to 24 feet and to reduce the pavement width from 27 feet to 18 feet as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	Lot 9 and the north 25 feet of Lot 10 of the Lot 3 of Block 3 of the NE1/4 of the NW1/4, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B of Lot 9 of Lot 3 of Block 3 of the NE1/4 of the NW1/4, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.259 acres
LOCATION	2019 and 2021 Monte Vista Drive
EXISTING ZONING	Medium Density Residential District (Canyon Lake Overlay)
SURROUNDING ZONING	
North:	Medium Density Residential District (Canyon Lake Overlay)
South:	Medium Density Residential District (Canyon Lake Overlay)
East:	Medium Density Residential District (Canyon Lake Overlay)
West:	Medium Density Residential District (Canyon Lake Overlay)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/5/2010

## STAFF REPORT

March 4, 2010

---

**No. 10SV003 - Variance to the Subdivision Regulations to reduce the right-of-way width from 52 feet to 24 feet and to reduce the pavement width from 27 feet to 18 feet as per Chapter 16.16 of the Rapid City Municipal Code**

---

**ITEM 16**

REVIEWED BY

Ali DeMersseman / Mary Bosworth

**RECOMMENDATION:**

Staff recommends that the Variance to the Subdivision Regulations to reduce the right-of-way width from 52 feet to 24 feet and to reduce the pavement width from 27 feet to 18 feet be continued to the March 25, 2010 Planning Commission meeting.

**GENERAL COMMENTS:** The applicant has submitted a Subdivision Variance request to reduce the required right-of-way width at Monte Vista Drive from 52 feet to 24 feet and to reduce the pavement width from 27 feet to 18 feet. The property was originally platted in 1934 and the area was annexed to the City in 1947.

In addition, the applicant has submitted a Preliminary Plat application (No. 10PL005) to divide the two parcels into two 0.13 acre lots.

The property is located on Monte Vista Drive, south of Canyon Lake Drive. The property was recently developed with a two-unit townhouse.

**STAFF REVIEW:** Staff has reviewed the Subdivision Variance request and noted the following considerations:

**Fire Department:** The Rapid City Fire Department has indicated that Monte Vista Drive is approximately 18 feet wide, which creates access issues due to parked vehicles and weather related obstructions. In addition, the Fire Department has noted that no alley access is available to the proposed lots and the nearest fire hydrant available to the property is 475 feet away. Therefore, the Fire Department has indicated that to off-set the redevelopment deficiencies in the area, residential fire sprinkler protection will be required within any new construction. As such, staff recommends this item be continued to allow the applicant to address fire safety issues for the property.

**Notification Requirement:** As of this writing, the receipts from the certified mailings have been returned. To date, staff has received two calls of inquiry regarding the request.

Staff recommends that the Variance to the Subdivision Regulations to reduce the right-of-way width from 52 feet to 24 feet and to reduce the pavement width from 27 feet to 18 feet be continued to the March 25, 2010 Planning Commission meeting.