



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Department of Community Development

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MEMORANDUM

TO: Planning Commission

FROM: Fletcher Lacock, Planner III

DATE: February 18, 2021

RE: File #21OA002 - An Ordinance to require that the lot shall abut on a public street for a distance of not less than 25 feet in the Medium Density Residential District by amending Section 17.12.050E of the Rapid City Municipal Code

The purpose of the Ordinance Amendment is to require that lots abut a public street to ensure legal access to right-of-way and utilities without having to cross another property. The issue arises when lots are being platted. The same requirement is identified in the Low Density Residential District and Low Density Residential District II. It appears that the requirement that each lot abut a public street a minimum distance of 25 feet was inadvertently excluded from the Medium Density Residential District. Please note that the Zoning Ordinance requires that the same lot width required in the Medium Density Residential District is required in the High Density Residential District. As such, amending the language of the Medium Density Residential District automatically amends the language for the High Density Residential District. No other change is being proposed.

Staff recommends approval of the Ordinance Amendment to require that the lot shall abut on a public street for a distance of not less than 25 feet in the Medium Density Residential District.



EQUAL OPPORTUNITY EMPLOYER