

STAFF REPORT

October 25, 2001

No. 01SV029 - Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide **ITEM 29**

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Gary Rasmusson
REQUEST	No. 01SV029 - Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide
LEGAL DESCRIPTION	Lots 10R and 11R of Block 2 of Country Club Heights No. 2, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.145 acres
LOCATION	Hogan Court
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	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide be approved.

GENERAL COMMENTS: The applicant has submitted a Variance to the Subdivision Regulations request to allow a lot more than twice as long as it is wide. The applicant has also submitted a Preliminary and Final Plat to reconfigure two existing lots by shifting the common lot line slightly to the north. Currently, a single family residence is located on each lot. The applicant has indicated that the lot line is being shifted in order to accommodate existing landscape features located on proposed Lot 10R. (See companion item #01PL109.)

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

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that Lot 11R will have a length twice

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the distance of the width. Lot 11, as currently platted, also has a length twice the distance of the width. Lot 12, located directly north of Lot 11, is currently developed precluding the applicant from obtaining additional acreage in order to meet the length to width requirement. As previously indicated, the applicant has indicated that the lot line is being shifted in order to accommodate existing landscape features located on proposed Lot 10R. Due to the existing development located on the subject property, and the inability to obtain additional acreage from the adjacent property(s), staff is recommending that the Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide be approved.

Legal Notification Requirement: The applicant has returned the notification receipts verifying that the mailing requirement has been met. Staff has not received any calls or inquiries regarding this proposal.