

STAFF REPORT

January 10, 2002

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**No. 01SV036 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide** **ITEM 23**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 01SV036 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide</b>
EXISTING LEGAL DESCRIPTION	Formerly a portion of Tract 1 of the Red Ridge Ranch and the unplatted portion of SW1/4 and the unplatted portion of NW1/4 and the unplatted portion of the W1/2 NE1/4 all in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 7-9, Block 7 and Lots 4-6, Block 8 and Lot 1, Block 9 and Lot 1, Block 10 and Lots 1-38, Block 11 and Lots 1-13, Block 12 and Lots 1-5, Block 13 and Lots 1-6, Block 14 and Lot P and Outlot G and dedicated streets, Red Rock Estates
PARCEL ACREAGE	Approximately 78.59 acres
LOCATION	West of Sheridan Lake Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/12/2001
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow lots twice as long as they are wide be continued to the January 24, 2002 Planning Commission meeting to be heard in conjunction with a Preliminary and Final Plat.

GENERAL COMMENTS: The applicant has submitted a Variance to the Subdivision

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Regulations to allow lots twice as long as they are wide on the above legally described property. The applicant has also submitted a Preliminary and Final Plat to create a 72 lot residential development. (See companion item #01PL122.)

The subject property is located at the western terminus of Muirfield Drive and is currently void of any structural development.

STAFF REVIEW: During the review of the associated Preliminary and Final Plat, the Engineering Division has identified that adequate water pressure may not be available to the subject property. In addition, the Fire Department has indicated that the minimum fire flow protection of 1,000 gpm is not being met for this phase of development. As such, staff is recommending that the Preliminary and Final Plat be continued to the January 24, 2002 Planning Commission meeting to allow the applicant to meet with staff regarding the water pressure and fire protection issues.

Staff is recommending that the Variance to the Subdivision Regulations also be continued to the January 24, 2002 Planning Commission meeting to be heard in conjunction with the Preliminary and Final Plat.