

STAFF REPORT

January 24, 2002

No. 02SV002 - Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide **ITEM 12**

GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Park Hill Development, Inc.
REQUEST	No. 02SV002 - Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide
EXISTING LEGAL DESCRIPTION	Unplatted portion of NE1/4 SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Block 1; Lots 1, 2, 3, 4A, 4B, 5, 6, and 7A, 7B of Block 2; Lots 1, 2, 3, 4, 5, 6, and 7 of Block 3; and Lots 1, 2, 3, and 4 of Block 4 and dedicated right-of-way of Park Meadows Subdivision located in the NE1/4 of SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.80 acres
LOCATION	Lying between Wilma Street, Oakland Street and Hoefer Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/28/2001
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide be approved.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations request to allow a lot

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more than twice as long as it is wide. The applicant has also submitted a Final Plat to create a 21 lot residential development as Phase One of the Park Meadow Subdivision development. (See companion item #02PL001.)

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 plat identifies that two of the proposed lots located on the north side of City View Drive and two of the proposed lots located on the south side of City View Drive will have a length twice the distance of the width.

A Major Drainage Easement is located along the rear lot line of the lots located north of East Oakland Street. The easement measures thirty feet in width and will serve to carry drainage to the east and south of the subject property. The Major Drainage Easement incorporates a large area of the lots in question and constrains the developmental area within each lot. The lots located south of East Oakland Street are characterized by a steep hill sloping severely to the north along the rear of the properties. The terrain also imposes constraints upon the developmental area within each lot. The subject property is zoned Low Density Residential District requiring a minimum lot size of 6,500 square feet. The proposed lots will range in size from 8,382 square feet to 13,959 square feet. The lots are significantly larger than the required minimum lot size in the Low Density Residential District. Based on the constraints imposed by the severe terrain along the southern portion of the subject property and the Major Drainage Easement as shown on the accompanying plat, 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: As of this writing, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the January 24, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.