

STAFF REPORT

March 7, 2002

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**No. 02SV008 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide** **ITEM 25**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoney Creek Inc.
REQUEST	<b>No. 02SV008 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide</b>
EXISTING LEGAL DESCRIPTION	The E1/2 SW1/4 less Stoney Creek Subdivision Phase 1 and Less Lot H2, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.92 acres
LOCATION	North of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Agriculture District/Neighborhood Commercial District
SURROUNDING ZONING	
North:	Mobile Home Residential District/Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/06/2002
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 March 21, 2002 Planning Commission to be heard in conjunction with the associated plat.

GENERAL COMMENTS:

The applicant has submitted a Subdivision Regulations Variance request to allow lots twice as long as they are wide. The property is located approximately 1,300 feet east of the intersection of Catron Boulevard and Sheridan Lake Road on the north side of Catron Boulevard and is a part of the proposed Stoney Creek Subdivision.

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On February 4, 2002, the City Council approved Layout Plat #02PL002 to subdivide the subject property into 25 residential lots. The applicant has also submitted a Preliminary and Final Plat to subdivide the property as identified on the Layout Plat and a Comprehensive Plan Amendment to revise the Major Street Plan eliminating Nugget Gulch as a collector road. In addition, the applicant has submitted a Rezoning Request from General Agriculture District and Neighborhood Commercial District to Low Density District with a Planned Residential Development request and a Variance to the Subdivision Regulations to allow lot(s) twice as long as they are wide. (See companion items 02PL012, 02CA014, 02RZ013, and 02PD005.)

STAFF REVIEW: During the review of the associated Preliminary and Final Plat, staff recommended that the plat be continued to the March 21, 2002 Planning Commission meeting to allow the applicant to submit a written request to consider special exception(s) to the Street Design Criteria Manual and to submit a revised drainage and grading plan. In addition, staff identified that the road construction plans must be revised to show Nugget Gulch as a collector road or the Comprehensive Plan Amendment to eliminate Nugget Gulch as a collector road from the Major Street Plan must be approved.

Staff is recommending that the Variance to the Subdivision Regulations also be continued to the March 21, 2002 Planning Commission meeting to be heard in conjunction with the associated plat.