

STAFF REPORT

March 21, 2002

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**No. 02SV010 - Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide**      **ITEM 31**

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GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Park Hill Development Inc.
REQUEST	<b>No. 02SV010 - Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide</b>
EXISTING LEGAL DESCRIPTION	Lots 1, 2, 3, 4, 5, and 6 of Block 3 of Park Meadows Subdivision, located in the NE1/4 SE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R, 2R, 3R, 4R, 5R, and 6R of Block 3 of Park Meadows Subdivision, located in the NE1/4 SE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.3490 acres
LOCATION	South of the intersection of East Oakland Street and Smith 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:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/22/2002
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 Preliminary and Final Plat to reconfigure six lots located in the Park Meadow Subdivision development. (See companion item #02PL019.)

#### 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 three of the proposed lots will have a length more than twice the distance of the width.

The lots are characterized by a steep hill sloping severely to the north along the rear of the properties. The terrain imposes constraints upon the developmental area within each lot. The subject property is zoned Medium Density Residential District requiring a minimum lot size of 6,500 square feet. The proposed lots will range in size from 9,921 square feet to 10,839 square feet. The lots are significantly larger than the required minimum lot size in the Medium Density Residential District. Based on the constraints imposed by the severe terrain along the southern portion of the subject property, 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 March 21, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.