

STAFF REPORT

April 25, 2002

No. 02SV014 - Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide **ITEM 48**

GENERAL INFORMATION:

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| PETITIONER | Dream Design International, Inc. |
| REQUEST | No. 02SV014 - Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide |
| EXISTING LEGAL DESCRIPTION | A parcel of land located in the SW1/4 NW1/4, less Haines Avenue Right-of-Way and NW1/4 SW1/4 of Section 13, T2N, R7E, BHM, Pennington County, South Dakota; and Lot 6 of Madison's Subdivision, in the City of Rapid City, as shown on the Final Plat recorded in Book 12 of Plats on Page 106, Pennington County Register of Deeds |
| PROPOSED LEGAL DESCRIPTION | Lots 1-19 Block 1, Lots 1-37 Block 2, Lots 1-52 Block 3, Lots 1-38 Block 4, Lots 1-37 Block 5, Tract A, Tract B, and dedicated streets, being a replat of the SW1/4 NW1/4 and NW1/4 SW1/4, and Lot 6A and 6B of the Madison Subdivision, being a replat of Lot 6 of the Madison Subdivision, all in Section 13, T2N, R7E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 83.335 acres |
| LOCATION | West of Haines Avenue |
| EXISTING ZONING | Medium Density Residential District (City/General Agriculture District (County) |
| SURROUNDING ZONING | |
| North: | General Agricultural District (City) |
| South: | Low Density Residential II (City) |
| East: | Medium Density Residential District (City) |
| West: | Limited Agricultural District/General Agricultural District (County) |
| PUBLIC UTILITIES | To be extended |
| DATE OF APPLICATION | 03/28/2002 |
| REPORT BY | Vicki L. Fisher |

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RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide be continued to the May 9, 2002 Planning Commission meeting to be heard in conjunction with an associated Preliminary and Final Plat.

GENERAL COMMENTS: The applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. The Variance to the Subdivision Regulations is a companion item to a Preliminary and Final Plat to create 39 residential lots (See file #02PL037.)

The applicant had previously submitted a Layout Plat to create a 389 lot residential development to be known as "Henderson Ranch". The Layout Plat included the subject property and an additional 170 acres located south and west of the property. On March 18, 2002, the City Council acknowledged the applicant's request to withdraw the Layout Plat.

The property is currently void of any structural development. The property is located approximately 1,400 feet north of the intersection of Country Road and Haines Avenue, on the west side of Haines Avenue.

STAFF REVIEW: Staff recommended that the Preliminary and Final Plat be continued to the May 9, 2002 Planning Commission meeting to allow the applicant to submit a revised drainage plan and to adjust the construction plans to comply with the proposed phasing plan. The revised drainage plan must coordinate proposed flows with the lot layout(s) or the plat must be revised accordingly. Since the lot layout could potentially be revised, staff is recommending that the Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide be continued to the May 9, 2002 Planning Commission meeting to be heard in conjunction with the associated plat.