

STAFF REPORT

May 23, 2002

No. 02SV014 - Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide **ITEM 29**

GENERAL INFORMATION:

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 **approved**.

GENERAL COMMENTS:

This item was to be heard at the May 9, 2002 Planning Commission meeting. However, due to time constraints, the Planning Commission meeting was continued to May 16, 2002. Subsequently, this item was continued at the May 16, 2002 Planning Commission meeting to be heard in conjunction with an associated Preliminary and Final Plat. This Staff Report has been revised as of May 16, 2002. All revised or added text is shown in bold print. On March 28, 2002, the applicant submitted an associated Preliminary and Final Plat to create a 187 lot residential development to be known as "Auburn Hills Subdivision". On April 12, 2002 the applicant submitted a Phasing Plan identifying that the property will be platted in five phases. In addition, the applicant revised the original Preliminary and Final Plat request to include only Phase One. Phase One proposes to create a 39 lot residential development and to extend a 900 foot long access road west from Haines Avenue to serve as exclusive access to the first phase of the proposed development.

The proposed Preliminary and Final Plat identifies that one of the lots will have a length twice the distance of the width. In addition, 24 lots located in Phases Two thru Five have a length twice as long as they are wide. As such, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. The applicant has indicated that the Subdivision Regulations Variance request is inclusive of all 25 lots.

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 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 Master Plan identifies that 25 of the proposed lots will have a length twice the distance of the width.

The proposed drainage plan identifies a major drainage easement to be located along the

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rear of the lots. The drainage easement(s) impose constraints upon the developmental area within the subject property. In addition, the lots are considerably larger than the minimum 6,500 square foot lot size required in the Low Density Residential District, ranging from .307 acres to .905 acres. Based on the constraints imposed by the drainage easements located along the rear of the lots and the size of the proposed lots, 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 May 23, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquiries regarding this proposal.