

STAFF REPORT

May 23, 2002

No. 02SV022 - Variance to the Subdivision Regulations to allow lots twice as long as wide **ITEM 23**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02SV022 - Variance to the Subdivision Regulations to allow lots twice as long as wide
EXISTING LEGAL DESCRIPTION	NE1/4 NW1/4; N1/2 NE1/4 less NW1/4 NW1/4 NE1/4 and less NE1/4 NW1/4 NE1/4 and less NW1/4 NE1/4 NE1/4; NW1/4 NW1/4; SE1/4 NW1/4 less the west 460 feet of the south 990 feet and less Lot H1; SW1/4 NW1/4 less the south 990 feet, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-6 of Block 1; Lot 1 of Block 2; Lots 1-20 of Block 3, Lots 1-14 of Block 4; Lot 1 of Block 5, of Eastridge Subdivision and dedicated Enchantment Road, Eastridge Drive, Sally Court, and major drainage easements located in the NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 44.3 acres
LOCATION	West of Fifth Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential w/Planned Residential Development
East:	General Agriculture District
West:	General Agriculture District/Low Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	04/12/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

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GENERAL COMMENTS:

This item was continued at the May 16, 2002 Planning Commission meeting at the applicant's request to be heard in conjunction with an associated Preliminary and Final Plat. No other part of this Staff Report has been revised. The applicant has submitted a Variance to the Subdivision Regulations to allow lots twice as long as wide in conjunction with an associated Preliminary and Final Plat application. The Preliminary and Final Plat request proposes to create 42 residential lots to be known as the Eastridge Estates Subdivision. In addition, the applicant has submitted a Rezoning request to rezone the subject property from General Agriculture District to Low Density Residential District with a Planned Development Designation. (See companion items #02PL040, 02RZ023 and 02PD014.)

On November 19, 2001, the City Council approved Layout Plat 01PL112 to subdivide the subject property into 33 residential lots. The property is located at the northern most terminus of Enchantment Road and is currently void of any structural development.

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 twelve of the proposed lots will have a length twice the distance of the width.

A Major Drainage Easement is located along the south lot line of those lots located south of proposed Eastridge Drive. The easement measures from 100 feet to 280 feet in width and will serve to carry drainage to the east 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. In addition, the lots are characterized by a steep hill sloping severely to the south along the rear of the properties. The terrain also imposes constraints upon the developmental area within the subject property. Based on the constraints imposed by the 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 May 9, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquiries regarding this proposal.