

STAFF REPORT
January 6, 2005

No. 04SV074 - Variance to the Subdivision Regulations to allow a lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code

ITEM 45

GENERAL INFORMATION:

PETITIONER	Rhonda F. Haskell
REQUEST	No. 04SV074 - Variance to the Subdivision Regulations to allow a lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	W1/2 Lot 38, all of Lots 29 thru 41, Block 6, Hall Subdivision located in Government Lot 3, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 40R and 41R, Block 6, Hall Subdivision located in Government Lot 3 of Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	approximately 0.44 Acres
LOCATION	4030 Hall Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow a lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code be approved.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide for Lot 41R. A Variance to the Subdivision Regulations was obtained

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on December 6, 2004 to waive the requirement to install sidewalk, curb and gutter along Hall Street and the applicant has signed a waiver of right to protest any future assessment for the improvements, item #04SV065. The applicant has also submitted a Preliminary Plat to combine a portion of four lots into two lots. (See companion item #04PL188.)

The subject property is located along Hall Street on the west side of Rapid City. Currently, there is a single family residence located on proposed Lot 40R and there is no existing development on proposed Lot 41R.

STAFF REVIEW:

Staff has reviewed the Variance to the Subdivision Regulations request and has noted the following considerations:

Lot Configuration: The Subdivision Regulations state 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 proposed plat identifies that a single family lot has a length greater than twice the distance of the width. Staff recommends the Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide be approved for Lot 41R as this property is constricted due to it is located at the end of a cul-de-sac turnaround which provides limited street frontage.

The lots are located at the end of end of a cul-de-sac turnaround. Due to the design of the Cul-de-sac Street and location of a significant drainage feature, there is limited lot frontage along the roadway. The lot configuration is reasonable and does not create any significant difficulties for the use. As such, Staff recommends the Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide be approved.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the January 6, 2005 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.