

STAFF REPORT  
June 23, 2005

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**No. 05SV038 - Variance to the Subdivision Regulations to allow a lot twice as long as wide as per Chapter 16.16 of the Rapid City Municipal Code**

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**ITEM 22**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 05SV038 - Variance to the Subdivision Regulations to allow a lot twice as long as wide as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	Unplatted portion located in the NE1/4, Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 10 through 27, Block 4 and Lots 1 through 12, Block 5, Eastridge Estates Subdivision, located in the NE1/4, Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.28 acres
LOCATION	Adjacent to the south side of Enchanted Pines Drive and the west side of Fifth Street
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Office Commercial District (Planned Commercial Development)
East:	Office Commercial District (Planned Commercial Development)
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/27/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow a lot twice as long

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as 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. On June 9, 2005, the Planning Commission recommended approval of a Preliminary Plat to subdivide the subject property into 30 residential lots. The City Council will consider this item at their June 20, 2005 City Council meeting. (See companion item #05PL093)

The property is located west of Fifth Street and south of Enchanted Pines Drive and is currently void of any structural development.

STAFF REVIEW:

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

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 proposed Preliminary Plat identifies that six of the lots will have a length twice the distance of the width.

The lots are located at the southern terminus of a looped street. Due to the short radius along the curves of the looped street, there is limited lot frontage along this portion of the roadway. The subdivision design as shown on this plat is reasonable for the site. In addition, the lot configuration does not create any significant difficulties for use or maintenance. The Fire Department staff has also indicated that the looped street provides better fire apparatus access than a cul-de-sac street. As such, staff is recommending that the Variance to the Subdivision Regulations to allow a lot twice as long as it is wide be approved.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the June 23, 2005 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.