

STAFF REPORT
August 25, 2005

No. 05SV055 - Variance to the Subdivision Regulations to allow a lot twice as long as wide per Chapter 16.16 of the Rapid City Municipal Code

ITEM 30

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05SV055 - Variance to the Subdivision Regulations to allow a lot twice as long as wide per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	A parcel of land located in the NE1/4 N1/2 SE1/4, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 96.63
LOCATION	At the northwest corner of Muirfield Drive and Dunsmore Road
EXISTING ZONING	General Agriculture District - Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Low Density Residential District - Planned Unit Development (Pennington County)
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/27/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow a lot twice as long as wide 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 August 4, 2005, the Planning Commission recommended approval of a Preliminary Plat to subdivide the subject property into 59 residential lots as Phase V of the Red Rock Meadows Estates. The City Council will consider the Preliminary Plat on September 6, 2005. (See companion item #05PL135.)

STAFF REPORT
August 25, 2005

No. 05SV055 - Variance to the Subdivision Regulations to allow a lot twice as long as wide per Chapter 16.16 of the Rapid City Municipal Code **ITEM 30**

The property is located north and west of the intersection of Dunsmore Road and Portrush Road. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Variance to the Subdivision Regulations 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 proposed Layout Plat identifies that six of the lots will have a length twice the distance of the width. In particular, the Layout Plat identifies that Lots 4, 5, 11, 21 and 22 of Block 21 and Lot 3 of Block 22 have a length twice the distance of the width.

The lots are located along the terminus of the cul-de-sac street(s). Due to the design of cul-de-sac streets, there is limited lot frontage along the roadway. The subdivision design as shown on this plat is reasonable for the site. In addition, the lot configurations do not create any significant difficulties for use or maintenance. 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 August 25, 2005 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.