

STAFF REPORT  
December 7, 2006

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**No. 06SV072 - Variance to the Subdivision Regulations to waive the requirement to allow a lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code**

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**ITEM 38**

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for PLM Development, LLC
REQUEST	<b>No. 06SV072 - Variance to the Subdivision Regulations to waive the requirement to allow a lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code</b>
EXISTING LEGAL DESCRIPTION	N1/2 NW1/4, Section 24, T1N, R7E, and a portion of the SW1/4 SW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 16 thru 35 in Block 1, Lots 17 thru 38 in Block 2, and Lots 1 thru 6 in Block 4, located in the N1/2 NW1/4, Section 24, T1N, R7E, and a portion of the SW1/4 SW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 89.91 acres
LOCATION	At the western terminus of Stumer Road, along Enchanted Pines Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/8/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

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approved.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to allow a lot twice as long as it is wide. On July 6, 2006, the Planning Commission recommended approval of a Preliminary Plat to subdivide the subject property into 40 residential lots. The City Council will consider the Preliminary Plat at their December 4, 2006 City Council meeting. (See companion item No. 06PL087.)

The property is located at the western terminus of Stumer Road and 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 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 Preliminary Plat identifies that 25 of the lots will have a length twice the distance of the width.

The lots are located along a proposed Enchanted Pines Drive with a steep ravine along the south side and the north side of the property. The steep ravine(s) limit any structural development within this area of the subject property. As such, the lots have been configured to incorporate the ravine(s) into the individual lots with building envelopes along the proposed street. 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. 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 December 7, 2006 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.