

STAFF REPORT

April 5, 2007

No. 07SV018 - 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 41

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Gordon Howie
REQUEST	No. 07SV018 - 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	SE1/4 of the SE1/4, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 25 thru 32 of Block 18, Lots 9 thru 15 and Lots 18 thru 20 of Block 24, Lots 4 thru 9 of Block 25, and Lots 1 thru 5 of Block 26, Trailwood Subdivision, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.249 acres
LOCATION	At the northern terminus of Savannah Street and southeast of the intersection of Albert Lane and Plateau Lane
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Planned Unit Development (Pennington County) - Suburban Residential District (Pennington County)
West:	Planned Unit Development (Pennington County) - Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/9/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

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.

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GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide. The applicant has submitted a Preliminary Plat (#07PL045) to subdivide approximately 6.2 acres into 29 residential lots leaving a non-transferable unplatted balance. The property is part of the Trailwood Village Subdivision.

The property is located at the northern terminus of Savanna Street and Leola Lane. 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 Preliminary Plat identifies that six of the lots will have a length twice the distance of the width.

A drainage area exists along the rear of the lots limiting building within this area. As such, the lots have been designed to incorporate the drainage area into the proposed lots. 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 wide be approved.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the April 5, 2006 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.