

STAFF REPORT

July 5, 2001

SVAR #01SV012 - Variance to the Subdivision Regulations to waive the requirement for topography at two foot contour intervals on Lots 1-3 of Squirrely Acres Subdivision and to waive the requirement to allow lots which are twice as long as wide.

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GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Ken Berglund
REQUEST	SVAR #01SV012 - Variance to the Subdivision Regulations to waive the requirement for topography at two foot contour intervals on Lots 1-3 of Squirrely Acres Subdivision and to waive the requirement to allow lots which are twice as long as wide.
LEGAL DESCRIPTION	Lots 1, 2 and 3 of Squirrely Acres Subdivision located in the NE1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.79 acres
LOCATION	5501 Berglund Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	Private on-site wastewater and community well
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to waive the requirement for topography at two foot contour intervals on Lots 1-3 of Squirrely Acres Subdivision be denied and that the request to waive the requirement to allow lots which are twice as long as wide be approved.

GENERAL COMMENTS: The applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to submit topographic information and to allow lots which are twice as long as wide. The property is located at the southern terminus of Berglund Road, directly west of SoDak building on U. S. Highway 16.

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The applicant has also submitted a rezoning request to rezone the subject property from General Agriculture District to Park Forest with an Initial and Final Planned Residential Development. In addition, the applicant has submitted a Preliminary and Final Plat to subdivide the property into three lots to be known as Lots 1 thru 3 of Squirrely Acres, leaving a 7.2 acre unplatted balance. The applicant has submitted a Layout Plat to create a 7.2 Acre lot from the unplatted balance and to rezone the 7.2 acres from General Agriculture District to Medium Residential District with a Planned Development Designation. The applicant has also submitted a Subdivision Regulations Variance request to waive the requirements for paving, curb, gutter, sidewalk, dry sewer and street light conduit for all four lots. (See companion items 01PI044, 01PL047, 01SV009, 01RZ024, 01RZ025, 01PD027, 01PD034 and 01PD035.)

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

Lot Configuration: As previously indicated, three residences are currently located on the subject property. Due to the location of the residences and their respective on-site wastewater systems, subdividing the property to create three individual lots results in lots twice as long as they are wide. In addition, the terrain along the west side of the subject property imposes additional constraints. Based on the existing development located on the property and the constraints imposed by the terrain, staff is recommending that the Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide be approved.

Topographic Information: As previously indicated, the terrain along the west side of the subject property is severe with a steep hill dropping off to the west. The Engineering Division has indicated that topography at two foot contour intervals must be submitted to determine the size and location of drainage easements to be located on the associated plat document. As such, Engineering staff is recommending that the Subdivision Regulations Variance to waive the requirement to submit topographic information be denied.

Legal Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the July 5, 2001 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquiries regarding this proposal.