

STAFF REPORT

July 26, 2001

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**No. 01SV016 - Variance to the Subdivision Regulations to waive the ITEM 27 requirement of the depth to width of the proposed lots.**

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GENERAL INFORMATION:

PETITIONER	Renee Catron for Builders Preferred Inc.
REQUEST	<b>No. 01SV016 - Variance to the Subdivision Regulations to waive the requirement of the depth to width of the proposed lots.</b>
LEGAL DESCRIPTION	Lots 9 through 24 and Lot 26R in Block 2 of Terracita Highlights Subdivision located in S1/2 NE1/4 of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	approximately 11.208 acres
LOCATION	south and east of the intersection of Alta Vista Drive and City View Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

**RECOMMENDATION:** Staff recommends that the Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide be approved.

**GENERAL COMMENTS:** The applicant has submitted a Variance to the Subdivision Regulations request to allow a lot more than twice as long as it is wide. The applicant has also submitted a Preliminary and Final Plat to subdivide the subject property into 16 residential lots and to reconfigure an existing lot. The property is located at the eastern most terminus of City View Drive and is part of the Terracita Highlights Subdivision. Currently, there is no structural development on the property.

**STAFF REVIEW:** Staff has reviewed the Subdivision Regulations Variance request 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 plat identifies that two of the proposed lots located on the

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north side of City View Drive and two of the proposed lots located on the south side of City View Drive will have a length twice the distance of the width.

A Major Drainage Easement is located along the rear lot line of the two lots located along the north of City View Drive. The easement measures fifty feet in width and will serve to carry drainage to the east and south of the subject property. The Major Drainage Easement incorporates a large area of the lots in question and constraints the developmental area within each lot. The two lots located south of City View Drive are characterized by a steep hill sloping severely to the south along the rear of the properties. The terrain also imposes constraints upon the developmental area within each lot. The subject property is zoned Low Density Residential District requiring a minimum lot size of 6,500 square feet. The proposed lots will range in size from .50 acres to 2 acres. The lots are significantly larger than the required minimum lot size in the Low Density Residential District. Based on the constraints imposed by the severe terrain along the southern portion of the subject property and the Major Drainage Easement as shown on the accompanying plat, 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.

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 26, 2001 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.