

STAFF REPORT

January 24, 2002

No. 01SV036 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide ITEM 10

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01SV036 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide
EXISTING LEGAL DESCRIPTION	Formerly a portion of Tract 1 of the Red Ridge Ranch and the unplatted portion of SW1/4 and the unplatted portion of NW1/4 and the unplatted portion of the W1/2 NE1/4 all in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 7-9, Block 7 and Lots 4-6, Block 8 and Lot 1, Block 9 and Lot 1, Block 10 and Lots 1-38, Block 11 and Lots 1-13, Block 12 and Lots 1-5, Block 13 and Lots 1-6, Block 14 and Lot P and Outlot G and dedicated streets, Red Rock Estates
PARCEL ACREAGE	Approximately 78.59 acres
LOCATION	West of Sheridan Lake Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/12/2001
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

GENERAL COMMENTS:

This item was continued from the January 10, 2001 Planning Commission meeting. This Staff Report has been revised as of January 15, 2002. All revised or added text is

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shown in bold text. The applicant has submitted a Variance to the Subdivision Regulations to allow lots twice as long as they are wide on the above legally described property. The applicant has also submitted a Preliminary and Final Plat to create a 72 lot residential development. (See companion item #01PL122.)

The subject property is located at the western terminus of Muirfield Drive and is currently void of any structural development.

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 Carnoustie Court and five lots located on Maidstone Court will have a length twice the distance of the width.

The two lots located on Carnoustie Court and the five lots on Maidstone Court are characterized by a steep hill sloping severely from the rear to the front of each lot. The terrain also constrains 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 24,829 square feet to 55,756 square feet. 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 of each lot and the size of the proposed lots, 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 January 24, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.