

STAFF REPORT

April 25, 2002

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**No. 02SV021 - Variance to the Subdivision Regulations to allow lots twice as long as wide, and to allow curbside sidewalk with roll curb on Dixon Court** **ITEM 61**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for George and Nancy Dunham
REQUEST	<b>No. 02SV021 - Variance to the Subdivision Regulations to allow lots twice as long as wide, and to allow curbside sidewalk with roll curb on Dixon Court</b>
EXISTING LEGAL DESCRIPTION	The unplatted portions of the E1/2 NE1/4 SE1/4, the W1/2 NE1/4 SE1/4 and the E1/2 NE1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 4 of Block 3, Lots 1 through 3 of Block 4 and Lots 1 through 11 of Block 5 of Dunham Estates and dedicated public right of way shown as Dunham Drive, Dixon Drive, Severson Street and Heidiway Lane located in NE1/4 SE1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.7 acres
LOCATION	West of Sheridan Lake Road, north of Corral Drive, south of Nicklaus Drive and east of Parkridge Subdivision
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Park Forest District/Low Density Residential District
West:	Low Density Residential District /Planned Residential Development
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/28/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow lots twice as

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long as wide, and to allow curbside sidewalk with roll curb on Dixon Court be continued to the May 9, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: This Subdivision Regulations Variance request is the companion item to the Preliminary and Final Plat request for Lots 1 through 4, Block 3 and Lots 1 through 3, Block 4 and Lots 1 through 11, Block 5 of Dunham Subdivision (see companion item #02PL039). The property is located east of the Parkridge Village development and north of Corral Drive. The Preliminary and Final Plat request associated with this Subdivision Regulations Variance request has been submitted to subdivide an approximately 20 acre site into 18 lots. This area was identified on the Layout Plat that was approved by the City Council on September 17, 2001 as Phase 2. The lots in Phase 2 range in size from 0.55 acres to 2.66 acres.

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

Roll Curb and curbside sidewalk: The applicant has requested a design exception to the Street Design Criteria Manual to allow for roll curb and curbside sidewalk along Dixon Court. The Street Design Criteria Manual does not allow for roll curbing and curbside sidewalk along streets with on-street parking. Pedestrian safety is always a concern when a developer proposes roll over type curbing in conjunction with curbside sidewalk in the design of streets within a subdivision. The Engineering Division has reviewed the design plans for the street improvements along Dixon Court and has expressed concern that the 5 percent cross slope identified for Dixon Court in combination with the proposed roll curbing will result in storm water overtopping the curb creating a drainage problem for proposed Lots 8 and 9 of Block 2. On April 18, 2002 the Engineering Division notified staff that they will not support the variance request to allow roll over curbing in conjunction with curbside sidewalk due to the pedestrian safety and drainage issues associated with this combination of street design elements.

Lots twice as long as wide: The proposed Preliminary and Final Plat includes several lots that are twice as long as they are wide. Staff has noted that the topography of the property required that the applicant provide deeper lots to provide for suitable building locations. Therefore, staff recommends approval of the variance request to allow lots with lot length twice the lot width.

The receipts from the required certified mailing have been returned by the applicant.