

STAFF REPORT

May 9, 2002

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 48**

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for George and Nancy Dunham
REQUEST	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
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 approval of the Variance to the Subdivision Regulations to allow

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lots twice as long as wide and to deny without prejudice the request to allow curbside sidewalk with roll curb on Dixon Court.

GENERAL COMMENTS: **This item was continued from the April 25, 2002 Planning Commission meeting. (Updates to the staff report are shown in bold.)** 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 Street Design Criteria Manual precludes the use of roll type curb in combination with curbside sidewalk where the road width is sufficient to accommodate on-street parking. The applicant submitted a Subdivision Regulations Variance request to allow this combination; however, rather than a Variance to the Subdivision Regulations a Special Exception to the Street Design Criteria Manual must be granted to allow for the proposed combination. Staff has reviewed the request as a Special Exception request and addressed the request in the Preliminary and Final Plat staff report. For that reason, staff is recommending that the variance be denied without prejudice.**

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. **Staff has received several calls regarding the requested Subdivision Regulations Variance and Preliminary and Final Plat request. The callers expressed concern with the applicant's proposal to provide exclusive access to Phase 2 of the subdivision from Heidiway Lane.**