

STAFF REPORT

May 23, 2002

No. 02SV024 - Variance to the Subdivision Regulations to allow lots twice as long as wide as regulated by Chapter 16.12.190 of the Municipal Code **ITEM 48**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02SV024 - Variance to the Subdivision Regulations to allow lots twice as long as wide as regulated by Chapter 16.12.190 of the Municipal Code
EXISTING LEGAL DESCRIPTION	The unplatted portion of the SW1/4 and the unplatted portion of the NW1/4, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 5 thru 6, Block 8 and Lots 1 thru 5, Block 9 and Lots 2 thru 6, Block 10 and Lot T Block 8 and Outlot G-1 and dedicated streets, Red Rock Estates, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.214 acres
LOCATION	Red Rock Estates
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low Density Residential
East:	Low Density Residential
West:	County
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/26/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

GENERAL INFORMATION:

The applicant has submitted a Variance to the Subdivision Regulations to allow lots twice as

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long as wide in conjunction with an associated Preliminary and Final Plat application. The Preliminary and Final Plat request proposes to create 13 residential lots and an Outlot to be known as Phase 3B of the Red Rock Estates Subdivision. The Outlot is a part of the Red Rock Estates golf course. (See companion items #02PL042.)

On January 17, 2000 the City Council approved Layout Plat 00PL132 to create a residential development consisting of 280 single family lots, 80 multi-family lots and an eighteen hole golf course to be known as the Red Rock Estates Subdivision. The subject property is located at the northern terminus of Prestwick Road and is a part of the Red Rock Estates Subdivision. In addition, the property 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 twelve of the proposed lots will have a length twice the distance of the width.

The lots are characterized by a steep hill sloping severely to the west along the rear of the properties. The terrain limits the developmental area within the subject property. In addition, the lots are considerably larger than the minimum 6,500 square foot lot size required in the Low Density Residential Development, ranging from .66 acres to .82 acres. Based on the constraints imposed by the terrain along the eastern portion of the property and the size of the proposed lots, staff is recommending that the Variance to the Subdivision Regulations to allow lots 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 May 23, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquiries regarding this proposal.