

STAFF REPORT

July 3, 2002

No. 02SV029 - Variance to the Subdivision Regulations to allow a lot twice as long as it is wide as per Chapter 16.12 of the Municipal Code

ITEM 22

GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Park Hill Development, Inc.
REQUEST	No. 02SV029 - Variance to the Subdivision Regulations to allow a lot twice as long as it is wide as per Chapter 16.12 of the Municipal Code
EXISTING LEGAL DESCRIPTION	Lots 5 of Block 2 of Park Meadows Subdivision located in the NE1/4 of SE1/4 Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 5R of Block 2 of Park Meadows Subdivision located in the NE1/4 of SE1/4 Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .26 acres
LOCATION	East of the intersection of Smith Avenue and East Oakland Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	06/07/2002
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

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Final Plat to reconfigure five (5) lots by shifting the common lot line(s) between the parcels. (See companion item #02PL059.)

On February 4, 2002, the City Council approved Preliminary and Final Plat #02PL001 to create a 21 lot residential development as Phase One of the Park Meadow Subdivision, including the subject property.

The subject property is located in the northeast corner of the Smith Avenue/East Oakland Street intersection 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 one of the proposed lots located on the north side of East Oakland Street will have a length twice the distance of the width.

A Major Drainage Easement is located along the rear lot line of the lots located north of East Oakland Street. The easement measures thirty 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 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 lot consists of approximately 11,524 square feet, significantly larger than the minimum required lot size in the Low Density Residential District. Based on the constraints imposed by 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 3, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquiries regarding this proposal.