

STAFF REPORT

July 25, 2002

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**No. 02SV032 - 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**

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**ITEM 32**

GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Park Hill Development, Inc.
REQUEST	<b>No. 02SV032 - 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</b>
EXISTING LEGAL DESCRIPTION	The unplatted balance of the S1/2 of the NE1/4 and the NE1/4 of the SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	15.57
LOCATION	Park Meadows Subdivision
EXISTING ZONING	Low Density Residential District/Medium Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District/Medium Density Residential District
South:	Low Density Residential District/Medium Density Residential District
East:	Low Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	06/28/2002
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 long as wide in conjunction with an associated Preliminary and Final Plat application. The Preliminary and Final Plat request proposes to create 56 residential lots to be known as Park Meadow Subdivision, Phase 2. (See companion items #02PL069.)

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The property is located north of East Oakland Street 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 three 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 north along the rear of the properties. The terrain imposes constraints upon 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 .21 acres to .22 acres. Based on the constraints imposed by the terrain 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 July 25, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquiries regarding this proposal.