

STAFF REPORT

August 22, 2002

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**No. 02SV036 - Variance to the Subdivision Regulations to allow lots twice as long as wide as regulated by Chapter 16.12 of the Municipal Code**

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**ITEM 33**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 02SV036 - Variance to the Subdivision Regulations to allow lots twice as long as wide as regulated by Chapter 16.12 of the Municipal Code</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of the NW1/4 of the SW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 4, Block 1, Lots 1 thru 9, Block 2, and Outlot A and Dedicated Streets, Neff Subdivision II, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.99 acres
LOCATION	The cul-de-sacs at the west end Sweetbriar Street and Avenue A
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Low Density Residential District w/Planned Residential Development (City)
PUBLIC UTILITIES	Rapid Valley Sanitary Sewer and Water
DATE OF APPLICATION	07/26/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow lots twice as long as wide as regulated by Chapter 16.12 of the Municipal Code be approved.

GENERAL COMMENTS: The applicant has submitted this request for a Variance to the

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Subdivision Regulations to allow for residential lots that are twice as long as they are wide. This request is the companion item to an associated Rezoning request (file #02RZ042), an Annexation request (file #02AN007) and a Preliminary and Final Plat request (file #02PL083) The property is located at the west terminus of Sweetbriar Street and Avenue A. The Preliminary and Final Plat request proposes to subdivide a 3.99 acre tract into 13 single family residential lots. The proposed lots range in size from 0.18 acres to 0.29 acres.

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 four of the proposed lots will have a length twice the distance of the width.

Three of the four lots that are twice as long as they are wide are located along the bulb of a cul-de-sac street. The configuration of lots around the bulb of a cul-de-sac require that the front of the property be fairly narrow and flare out to the rear of the property. This situation is somewhat exaggerated on this property because of the configuration of the existing tract of land and the fact that the streets within the proposed subdivision are an extension of existing streets. 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 .18 acres to .29 acres. Staff has noted that based on the constraints imposed by the configuration of the existing tract of land and the existing streets, 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.

As of this writing, the receipts from the certified mailings have 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 received one call regarding this proposal. The caller expressed concern with the existing drainage through the subject property and the potential impact of the proposed development on the surrounding properties.