

STAFF REPORT

October 10, 2002

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**No. 02SV039 - 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 39**

GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Park Hill Development Inc.
REQUEST	<b>No. 02SV039 - 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	Lot 3R of Block 4, Park Meadows Subdivision located in the NE1/4 of SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.27 acres
LOCATION	Southeast of the intersection of Sydney Drive 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	City Water and Sewer
DATE OF APPLICATION	09/13/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a Subdivision Regulations Variance request to allow lots twice as long as they are wide. The subject property is located east of East Oakland Street and south of Sydney Drive in the Park Meadows Subdivision. A Preliminary and Final Plat to revise a common lot line between Lots 3R, 4AR, and 4BR of Block 4 was approved at the September 26, 2002 and October 7, 2002 Planning Commission and City Council meetings, respectively.

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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 Lot 3R has a length greater than twice the distance of the width.

The area south and west of Lot 3R, inclusive of Lot 3R, is characterized by a topographic high which slopes to the north and east. This localized feature of the terrain in the vicinity of Lot 3R imposes constraints upon the developmental area within the lot.

According to Chapter 17.12.050 of the Rapid City Municipal Code, the minimum lot size in a medium density residential district for a single-family dwelling served by a sanitary sewer system shall be not less than 6,500 square feet. According to the plat, Lot 3R has an area in excess of 11,000 square feet, far exceeding the minimum area requirement.

Based on building constraints caused by the topography in the area and the size of Lot 3R, 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 October 10, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.