

STAFF REPORT

December 5, 2002

No. 02SV045 - 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 27

GENERAL INFORMATION:

PETITIONER	Centerline for 3 T's Land Development, LLC
REQUEST	No. 02SV045 - 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	Lot 14, Minnesota Ridge Subdivision, Section 13, T1N, R7E; and, a portion of Tract C of Robbinsdale Additional No. 10 located in SW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 30 and 47, Minnesota Ridge Subdivision, located in SW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 35 acres
LOCATION	West of the intersection of Minnesota Street and 5th Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Public District
East:	Office Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/06/2002
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.

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GENERAL COMMENTS:

The applicant has submitted a Subdivision Regulations Variance request to allow lots twice as long as they are wide. The property is located approximately 1,000 feet west of the Minnesota Street/Fifth Street intersection. This request is a companion item to the Final Plat (02PL109) request which was approved with stipulations by the City Planning Commission on November 7, 2002.

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 Lots 30 and 47 having a length greater than twice the distance of the width.

The proposed plat identifies a 15 foot and a 20 foot wide major drainage easement along the rear lot lines of Lots 30 and 47, respectively. The area to the north of the proposed plat is characterized by a topographic high which slopes to the south. This localized feature of the terrain in this vicinity imposes constraints upon the developmental area within the lots.

According to Chapter 17.12.050 of the Rapid City Municipal Code, the minimum lot size in a low 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, both Lots 30 and 47 have an area in excess of 19,000 square feet, far exceeding the minimum area requirement.

Based on building constraints caused by major drainage easements, the topography in the area, and the size of Lots 30 and 47, staff is recommending that the Variance to the Subdivision Regulations to allow lots more than twice as long as they are 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 December 5, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.

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