

STAFF REPORT

April 5, 2001

No. 01SV007 - Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide ITEM 23

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01SV007 - Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide
LEGAL DESCRIPTION	Lot 19, 20, 21, 22, 23, 24, 25, Block 6 and Lot 8, 9, 10, 11, 12, 13, 14, Block 7 and Lot 2, 3, 4, 5, Block 8, and Lot 1, 2, 3, 4, 5, 6, 7, 8, Block 9 and Lot 1, 2, 3, 4, 5, 6, 7, Block 10 and dedicated streets, Valley Ridge Subdivision Phase VI located in NE1/4 of SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.12 Acres
LOCATION	Along the intersections of Solitaire Drive, Lawrence Street, and South Pitch Drive
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to allow a lot more than twice as long as it is 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 Final Plat to subdivide 11.12 acres into 34 residential lots. (See companion item #01PL016.)

The property is located at the western most terminus of Solitaire Drive and South Pitch Drive and is currently void of any structural development.

STAFF REVIEW: Staff has reviewed the Subdivision Regulations Variance request and has noted the following considerations:

STAFF REPORT

April 5, 2001

No. 01SV007 - Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide ITEM 23

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 five (5) of the proposed lots located on the east side of Lawrence Street and north of the intersection of South Pitch Drive, will have a length twice the distance of the width. The plat also identifies an existing 30 foot wide Major Drainage Easement located along the east lot line of the lots. The Major Drainage Easement incorporates a significant area of the lots in question and imposes constraints upon the developmental area within each lot.

The plat also identifies that six (6) of the proposed lots located on the west side of Lawrence Street and south of the intersection of South Pitch Drive will have a length twice the lot width. It initially appeared that Lawrence Street could be shifted to the west creating the longer lots on the east side of the road, adjacent to the Major Drainage Easement. The applicant has submitted topographic information identifying that relocating Lawrence Street as proposed will create grades in excess of those allowed by the Street Design Criteria Manual. As such, topographic concerns relative to Lawrence Street imposes constraints as to the location of the roadway.

The property is currently zoned Suburban Residential District by Pennington County, requiring a minimum lot size of 6,500 square feet. The proposed lots will range in size from .263 acres to .374 acres. The lots are larger than the required minimum lot size in the Suburban Residential District. Based on the constraints imposed by the Major Drainage Easement located along the east lot line of the subject property and the topographic concerns relative to the location of Lawrence Street, 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 April 5, 2001 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.