

STAFF REPORT

April 5, 2001

No. 01SV008 - Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide **ITEM 25**

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 01SV008 - Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide
LEGAL DESCRIPTION	Lots 4-16, Block 3, Lots 2-3, Block 4; Lots 1-6, Block 7; Lots 1-3, Block 8; and dedicated streets, Red Rock Estates Subdivision - Phase II, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.0981 Acres
LOCATION	At the current northern terminus of Meadowlark Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Suburban Residential District (County)
East:	Low Density Residential District
West:	Suburban Residential District (County)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Variance to the Subdivision Regulations to allow lots more than twice as long as they are 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 approximately 20 acres to create a 24 residential lot development. The applicant has indicated that the plat is being proposed as Phase II of the Red Rock Estates Subdivision. (See companion item #01PL021.)

The subject property is located at the northern terminus of MeadowLark Drive, directly north of Countryside North Subdivision 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

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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 twelve of the proposed lots located on the south side of Prestwick Road will have a length twice the distance of the width. The plat also identifies a Major Drainage Easement located along the southern lot lines of the twelve lots. The easement measures from 35 feet to 220 feet in width and will serve to carry drainage to a detention pond located east of the subject property. The Major Drainage Easement incorporates a large area of the lots in question and imposes constraints upon the developmental area within each lot. The subject property is zoned Low Density Residential District requiring a minimum lot size of 6,500 square feet. The proposed lots will range in size from .579 acres to 1.248 acres. The lots are significantly larger than the required minimum lot size in the Low Density Residential District. Based on the constraints imposed by the Major Drainage Easement located along the south lot line of the subject property, 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.