

STAFF REPORT
January 26, 2006

No. 05SV088 - Variance to the Subdivision Regulations to allow a Lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code **ITEM 50**

GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Bruce Kulpaca
REQUEST	No. 05SV088 - Variance to the Subdivision Regulations to allow a Lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code
EXISTING LEGAL DESCRIPTION	Tract B of Park Hill Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8 - 12 of Block 1, Park Hill Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.82 acres
LOCATION	Adjacent to the north and south sides of Park Hill
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/30/2005
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow a lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code be approved.

GENERAL COMMENTS:

The applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide. In addition, the applicant has submitted a Preliminary Plat to subdivide the subject property into five residential lots as a part of the Park Hill Subdivision. (See companion item #05PL247.)

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On August 15, 2005, the City Council approved a Preliminary Plat to subdivide the subject property into five lots. In addition, the City Council approved a Variance to the Subdivision Regulations to allow one lot twice as long as it is wide. (See companion items #05PL132 and 05SV050.) The applicant has significantly revised the originally approved plat document and, subsequently, has submitted this Preliminary Plat document.

The subject property is located approximately 250 feet north of the intersection of East Oakland Street and Merlot Drive on the east side of Merlot Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Variance to the Subdivision Regulations 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 proposed Layout Plat identifies that one of the lots will have a length twice the distance of the width.

The lot is located along the terminus of the cul-de-sac street. Due to the design of cul-de-sac streets, there is limited lot frontage along the roadway. The subdivision design as shown on this plat is reasonable for the site. In addition, the lot configuration does not create any significant difficulties for use or maintenance. As such, staff is recommending that the Variance to the Subdivision Regulations to allow a lot twice as long as it is wide be approved.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the January 26, 2006 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.