

STAFF REPORT

March 22, 2001

No. 01SV004 - Variance to the Subdivision Regulations to waive the requirement for curb, gutter, sidewalks and street light conduit and to allow a lot more than twice as long as it is wide **ITEM 10**

GENERAL INFORMATION:

PETITIONER	D.C. Scott Co. Land Surveyors for Marjorie A. Fordyce
REQUEST	No. 01SV004 - Variance to the Subdivision Regulations to waive the requirement for curb, gutter, sidewalks and street light conduit and to allow a lot more than twice as long as it is wide
LEGAL DESCRIPTION	Lot 34A and Lot 34B of Lot 34 of Lot D of Sweetbriar Heights and 9.7' wide easement for irrigation ditch and drainage in Lot 34B, located in the SE1/4 NW1/4 of Section 10, T1N, R8E of the BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1 Acre
LOCATION	At the intersection of Sweetbriar Street and Knox Street
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential 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 waive the requirement for curb, gutter, sidewalks and street light conduit be **denied** and that the Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide be **approved**.

GENERAL COMMENTS: **This item was continued at the February 22, 2001 and the March 8, 2001 Planning Commission meeting to be heard in conjunction with an associated Preliminary and Final Plat. This Staff Report has been revised as of 3/12/01. All revised or added text is shown in bold print.** The applicant has submitted a Subdivision Regulations Variance request to waive the requirement for curb, gutter, sidewalks and street light conduit and to allow a lot twice as long as it is wide. The applicant has also submitted a Preliminary and Final Plat to subdivide the subject property into two lots. (See companion item # 01PL006.)

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STAFF REVIEW: During the review of the associated Preliminary and Final Plat, staff identified that additional information must be submitted in order for the project to go forward. In particular, topographic information, a drainage plan and a utility plan must be submitted for review and approval. **The applicant has submitted topographic information and a utility plan as requested. The Engineering Division has indicated that in lieu of a drainage plan being submitted at this time, a note must be placed on the plat stating that the lowest opening elevation(s) of all new structures shall be located a minimum of one foot above the street elevation. In addition, the plat must be revised to show a twenty five foot wide drainage easement located along the front lot line of the subject property.**

Street Improvements: Knox Street currently terminates at the southeast corner of the subject property. Sweetbriar Street then extends north, along the east lot line, and serves as legal access to the property. The Pennington County Highway Department has indicated that Sweetbriar Street from Haven Street to the southern approach of proposed Lot 34B will be rebuilt this coming summer by the Pennington County Highway Department. In addition, Knox Street will be eliminated. Sweetbriar Street will be improved to a 24 foot wide roadway with curb, gutter, sidewalk and street light conduit. Rapid Valley Elementary School is located southwest of the subject property. The road improvement is being proposed in order to improve access to the school. The Pennington County Highway Department has indicated that Sweetbriar Street, as it abuts the subject property, must be constructed to match the same design standards and grades as the County is proposing to construct. As a stipulation of plat approval, the Pennington County Highway Department is recommending that the applicant enter into an agreement with Pennington County to insure that the applicant's portion of the road improvements along Sweetbriar Street are completed in coordination with the road improvement project. In order to maintain road design consistency and to improve pedestrian safety along this portion of Sweetbriar Street, staff is recommending that the Variance to the Subdivision Regulations to waive the installation of curb, gutter, sidewalk and street light conduit be denied.

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 plat identifies that proposed Lot 34A will have a length twice the distance of the width. The subject property is located within an existing residential development. As such, the proposed plat creates in-fill development with numerous constraints being imposed from the existing residential development within the area. 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 be .560 acres and .468 acres in size, respectively. The lots are significantly larger than the required minimum lot size in the Suburban Residential District. The common lot line between the two proposed

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lots can not be shifted without one of the lots having a lot length greater than twice the lot width. Based on the surrounding residential development and the location of the Hawthorne Irrigation Ditch located south of the property, additional acreage can not be acquired. As such, 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.