

STAFF REPORT

June 29, 2000

PLAT #00PL002 - Lot Split

ITEM 27

GENERAL INFORMATION:

PETITIONER	Davis Engineering for Chapel Lane Water Company, Inc.
REQUEST	PLAT #00PL002 - Lot Split
LEGAL DESCRIPTION	Lot 1 of Lot A and Lot 2 of Lot A of Copperhill Ridge Subdivision formerly: Lot A of Copperhill Ridge Subdivision all located in SE1/4 of Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.69 Acres
LOCATION	5100 Copperhill Ridge
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Low Density Residential
South:	Park Forest
East:	Low Density Residential/Park Forest
West:	Flood Hazard
PUBLIC UTILITIES	Private Water and Dark Canyon Sanitary Sewer District
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Lot Split be denied without prejudice.

GENERAL COMMENTS: The applicant is proposing to subdivide a 3.69 acre lot into two lots. The property is located on Copperhill Drive in Chapel Valley and is characterized by a wooded hill side. The west side of the lot drops off to Rapid Creek. The south portion of the lot has access from a private drive. Water is provided to the area by the Chapel Valley Water Association and sanitary sewer is provided by the Dark Canyon Sanitary Sewer District. There is an existing home located on Lot 2 of Lot A and a water tank for the Chapel Lane Water Company is proposed for Lot 1 of Lot A.

Staff is recommending that the associated Use On Review be denied without prejudiced to allow the Chapel Valley Water Company to examine all alternatives regarding the placement of the water tank. The plat is to allow the placement of the tank and not to allow for an additional residential lot. Until the issues with the Use On Review can be resolved, Staff is recommending the Lot Split be denied.

