

# STAFF REPORT

July 27, 2000

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**PLAT #00PL067 - Preliminary Plat**

**ITEM 16**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for James Letner
REQUEST	<b>PLAT #00PL067 - Preliminary Plat</b>
LEGAL DESCRIPTION	Lots 1 and 2 and dedicated R.O.W. of Debra Subdivision, (formerly Lots B & C of Lot 2 of OutLot 2 of the SE1/4 of the SW1/4 of Section 4, T1N, R7E, BHM and a portion of Debra Drive R.O.W.) located in the SE1/4 of the SW1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.175 Acres
LOCATION	At the intersection of Clifton Street and Debra Drive
EXISTING ZONING	Medium Density Residential
SURROUNDING ZONING	
North:	Medium Density Residential
South:	Medium Density Residential
East:	Medium Density Residential
West:	Medium Density Residential
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary Plat be continued to the August 10, 2000, Planning Commission meeting to allow the applicant additional time to submit the required information.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat to reconfigure two lots and to vacate a portion of the right-of-way at the northern most terminus of Debra Drive. The two lots will be sized 2.608 and .280 acres, respectively. The applicant has also submitted a Subdivision Variance request to waive the sidewalk requirement along Debra Drive as a companion item to this request.

On April 3, 2000, the City Council approved a Layout Plat for the subject property to subdivide the two lots and to vacate a portion of the right-of-way at the northern most terminus of Debra Drive creating a three lot residential subdivision. The proposed Preliminary Plat identifies the reconfiguration of two lots in lieu of creating a third lot.

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STAFF REVIEW: To date, several of the conditions of Layout Plat #00PL023 have not been met. Specifically, a complete drainage plan accounting for upstream drainage coming through the site, discharge data for the proposed detention pond and the size of the pond, a geotechnical site assessment including geotechnical information on the pavement design and major detention easement(s) has not been submitted. In addition, staff is concerned that the proposed Preliminary Plat has not adequately addressed concerns relating to the proposed vacation of right-of-way and setback issues on the adjacent properties created by the proposed relocation of Debra Drive right-of-way. Staff is recommending that the Preliminary Plat be continued to the August 10, 2000, Planning Commission meeting to allow the applicant additional time to submit the required information and to address the referenced issues.