

STAFF REPORT

August 10, 2000

PLAT #00PL070 - Layout Plat

ITEM 20

GENERAL INFORMATION:

PETITIONER	Clifford W. Deschamp
REQUEST	PLAT #00PL070 - Layout Plat
LEGAL DESCRIPTION	Lots A and B of Lot 7, Block 1, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.43 Acres
LOCATION	5810 Long View Road
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	None
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout Plat be denied without prejudice at the applicant's request.

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GENERAL COMMENTS: The applicant is requesting approval of a Layout Plat to create a two lot subdivision. The property is located in Rapid Valley and is one quarter mile east of the intersection of East 53rd Street and Longview Road. A single family residence is currently located on the southern portion of the property. The applicant has an associated Subdivision Variance to waive all street improvements for Earth and Legacy Streets.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where outstanding issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail that is provided. All specific details of the subdivision may not be addressed at the Layout Plat but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the City Code or the Street Design Criteria Manual will require a formal variance request or a special exemption, whichever is applicable.

STAFF REVIEW: Staff has reviewed the Layout Plat and has noted the following considerations:

The applicant received Preliminary and Final Plat approval in 1998 for two lots directly north of the subject property along with a Subdivision Variance waiving all street improvements. That situation was different than the what is currently being reviewed. The previous case was a situation where there were two separately deeded properties and the applicant was requesting to relocated the common lot line between the two parcels. Staff supported the Subdivision Variance at that time because there was no increase in the overall density. The case under consideration at this time will add one additional lot in the area and the property could be further subdivided when Rapid Valley Water and Sewer are extended to this area.