

STAFF REPORT

August 24, 2000

PLAT #00PL075 - Lot Split

ITEM 9

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	PLAT #00PL075 - Lot Split
LEGAL DESCRIPTION	Lot 15R, formerly Lot 15 of the NW1/4 of the NW1/4 and Lot 17A of the Miracle Pines Subdivision of the NW1/4 of the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.01 Acres
LOCATION	3761 Corral Drive
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Low Density Residential-Public
South:	Low Density Residential
East:	Low Density Residential
West:	Low Density Residential
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Lot Split be approved.

GENERAL COMMENTS: This Lot Split is to combine two lots into one and dedicate additional right-of-way for Corral Drive. As part of the City's sewer extension project, it was identified that a portion of Corral Drive was constructed outside the existing right-of-way. In the negotiations for the right-of-way, the City agreed to replat the property owner's existing two lots into one lot in exchange for the dedication of additional right-of-way. By combining the two lots into one, the property owner will be able to receive the owner occupied property tax reduction for the entire property.

STAFF REVIEW: Staff has reviewed the Lot Split and finds it in compliance with all requirements of the Subdivision Regulations. As part of the reconstruction of Corral Drive, sanitary sewer and water are being extended adjacent to the subject property. The sanitary sewer is being extended to the Flannery Subdivision that was approved last year. The water line will be extended to the existing water main which will create a looped water system in this area. Storm water drainage concerns have also been addressed as part of this project.