

STAFF REPORT

September 21, 2000

---

**PLAT #00PL067 - Preliminary Plat**

**ITEM 4**

---

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 October 5, 2000, Planning Commission meeting to allow staff time to review drainage and geotechnical information.

GENERAL COMMENTS: **This item was continued at the July 27, the August 10, the August 24, and the September 7, 2000 Planning Commission meetings to allow the applicant additional time to submit 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). The information was submitted to the Planning Department on September 1, 2000. Staff is recommending that this item be continued to the October 5, 2000 Planning Commission meeting to allow staff time to review the information.** 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

STAFF REPORT

September 21, 2000

---

**PLAT #00PL067 - Preliminary Plat**

**ITEM 4**

---

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.

**STAFF REVIEW: Staff is recommending that the Preliminary Plat be continued to the October 5, 2000, Planning Commission meeting to allow the applicant additional time to review the information that was submitted on September 1, 2000.**