

STAFF REPORT

March 22, 2001

No. 01PL012 - Lot Split

ITEM 14

GENERAL INFORMATION:

PETITIONER	Ron Sjodin for Tom and Bonnie Relf
REQUEST	No. 01PL012 - Lot Split
LEGAL DESCRIPTION	Lot 13R and 14R of Block 4 of Windmere Subdivision, formerly Lot 13 and Lot 14 of Block 4 of Windmere Subdivision, located in the NE1/4 of the NE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .165 and .168 Acres
LOCATION	On Meadow Lane west of the intersection of Haystack Lane and Meadow Lane
EXISTING ZONING	Suburban Residential District (PUD) (County)
SURROUNDING ZONING	
North:	Suburban Residential District (PUD) (County)
South:	Suburban Residential District (PUD) (County)
East:	Suburban Residential District (PUD) (County)
West:	Suburban Residential District (PUD) (County)
PUBLIC UTILITIES	Rapid Valley Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Lot Split be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to approval by the City Council, the plat shall identify an eight foot drainage and utility easement along the front property line;

Urban Planning Division Recommendations:

2. Prior to approval by the City Council, the applicant shall provide confirmation from all affected utilities that no utilities are located in the exiting side yard utility easement that is being reconfigured by this plat; and,
3. Prior to approval by the City Council, the applicant shall provide a structure location drawing to insure that there are no setback violations.

GENERAL COMMENTS: The applicant is requesting a lot split to correct a setback violation that occurred as a result of an error during the construction of a residence. The property was originally platted in June of 2000. All design plans for the subdivision were approved as part of the original subdivision of the property.

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STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

The applicant has submitted the replat to correct a setback violation. However, the applicant has not submitted a structure location drawing to confirm that this plat will resolve all setback violations. Staff is requesting that a structure location drawing be provided to insure that all structures meet the requirements of the Pennington County Zoning Ordinance.

As part of the reconfiguration of the lot line, the side yard utility easement will also be relocated. Staff is requesting that the applicant provide confirmation from all the affected utilities that there are no utilities in the portion of the utility easement that is being proposed to be vacated as part of the plat.