

STAFF REPORT

July 26, 2001

No. 01PL060 - Layout Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Justin Lena
REQUEST	No. 01PL060 - Layout Plat
LEGAL DESCRIPTION	Lot 5-Revised and Lot 6-Revised of Block 7 of the NW1/4 NE1/4 of Section 9, T1N, R7E, BHM (aka Schamber Addition), Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .37 acres
LOCATION	361 and 3614 Cottonwood Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, sufficient topographic and drainage information shall be submitted for review and approval to insure that site run off is adequately handled;
2. Prior to Preliminary Plat approval by the Planning Commission, that a site plan shall be provided identifying the location of all water and sewer mains and service lines;
3. Prior to Final Plat approval by the Planning Commission, the applicant shall identify the dedication of an additional ten feet of right-of-way for Schamber Street on the plat;

Fire Department Recommendations:

4. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a site plan identifying the location of all existing and proposed driveways and all fire hydrants within five hundred feet of the property;

Urban Planning Division Recommendations:

5. Prior to Final Plat approval by the City Council, the applicant shall obtain a demolition permit for the garage and the garage shall be removed; and,
6. Prior to Final plat approval by the City Council, all subdivision improvements shall be

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installed or a Subdivision Variance shall be granted waiving those requirements.

GENERAL COMMENTS: The applicant is proposing to reconfigure an existing lot line to allow the development of a duplex on proposed Lot 6 Revised. Currently there is not adequate lot area on Lot 6 to allow a duplex. The property is located north of Jackson Boulevard. Cottonwood Street abuts the property on the south and Schamber Street abuts the property on the north. The applicant is requesting that the requirements for sidewalks and topographic information be waived

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

Access - Based on the proposed lot configuration, the access to the proposed duplex would be taken off Schamber Street. Both the Fire Department and the Engineering Division have concerns with additional access off Schamber Street. Schamber Street is only a twenty-five foot right-of-way. A twenty foot wide street with curb and gutter is constructed in the right-of-way. The Fire Department is concerned that they may not be able to make the turning movement into the property. They are requesting that the applicant provide a detailed site plan identifying the location of existing and proposed curb cuts. With this information, they can evaluate if there is adequate access for emergency vehicles. They have also requested that the location of fire hydrants with five hundred feet of the property be identified.

Utilities - Staff is requesting that the applicant provide a site plan identifying the location of all water and sewer mains and service lines. The site plan will insure that all service lines are located on the lot being served. City policy requires that all service lines be located on the subject property. This information may require that the lots be reconfigured or utilities reconstructed.

Garage - The applicant has indicated that the garage located on the property is to be removed. The new proposed lot line bisects the garage. The applicant will need to obtain a demolition permit for the removal of the garage and the structure will need to be removed prior to City Council approval of the Final Plat.

Duplex - The Building Inspection Division has noted that to create the proposed duplex a variance for the existing structure will need to be obtained. The change of use of the structure nullifies the legal non-conforming setback for the existing structure.