

STAFF REPORT

July 26, 2001

No. 01PL068 - Preliminary and Final Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Ernest Barton
REQUEST	No. 01PL068 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 31R and Lot 33R in Block 9 of Blake's Addition formerly all of Lots 31 through 34 in Block 9 of Blake's Addition, located in the SW1/4 SW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	
LOCATION	230 and 232 East New York Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard 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 Preliminary and Final Plat be continued to the September 6, 2001 Planning Commission meeting to allow the applicant to apply for the required zoning variances.

GENERAL COMMENTS: The applicant is proposing to reconfigure an existing lot line to separate two dwelling units so they can be sold individually. The property was developed with two homes on a total of four, twenty-five foot lots. One structure is located on a portion of three lots and the second structure is located on a portion of two lots. The entire property has been under single ownership. To accomplish the reconfiguration, the applicant will need to obtain a setback variance and a lot size variance. The earliest the zoning variances can be heard by the Zoning Board of Adjustment is August 21, 2001. Staff is recommending that Preliminary and Final Plat be continued the September 6, 2001 Planning Commission meeting.

Staff has noted that a sidewalk will need to be installed along the Milwaukee Street frontage. Staff has not noted any other major issues with the plat other than the zoning variances and the sidewalk issue.