

STAFF REPORT

August 23, 2001

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**No. 01PL083 - Preliminary and Final Plat**

**ITEM 18**

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GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Justin Lena
REQUEST	<b>No. 01PL083 - Preliminary and Final Plat</b>
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 and dedicated R.O.W. formerly all of Lots 5 and 6 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	3610 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 Preliminary and Final Plat be continued to the September 20, 2001 Planning Commission meeting to allow the applicant time to submit additional information.

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 City Council approved a Layout Plat on August 6, 2000 with the following stipulations:

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

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- dedication of an additional ten feet of right-of-way for Schamber Street on the plat;
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;
  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 installed or a Subdivision Variance shall be granted waiving those requirements.

Also, the City Council approved a Subdivision Variance waiving the requirement for sidewalks on Schamber Street contingent on an Agreement Consenting to an Assessment Project be entered into and denied the Subdivision Variance waiving the requirement for topographic information.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has the following considerations:

At this time, the applicant has not submitted any of the required topographic information or drainage information. The Engineering Staff is recommending that sufficient topographic and drainage information be provided with the Preliminary Plat to insure that the lot drainage is adequately handled. Also, the applicant has not provided a site plan identifying the location of all water and sewer mains and service lines. This information 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.

Until this information has been submitted and reviewed, Staff is recommending that the Preliminary and Final Plat be continued.