

STAFF REPORT

November 21, 2001

No. 01PL116 - Preliminary and Final Plat

ITEM 20

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for James Letner
REQUEST	No. 01PL116 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 2R and Lot 3 of Debra Subdivision, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.35 acres
LOCATION	At the current northern terminus of Debra Drive
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 sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, road construction plans showing a sidewalk on both sides of the street as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;

Urban Planning Division Recommendations:

2. Prior to Final Plat approval by the City Council, Preliminary and Final Plat #01PL009 shall be approved or the legal description on the plat shall be revised;
3. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
4. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to reconfigure two lots creating a

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1.038 acre lot and a 2.312 acre lot, respectively. The City Council is currently reviewing Preliminary and Final Plat #01PL009 to replat a portion of the subject property creating two lots to be known as Lots 1 and 2 of Debra Subdivision. This plat proposes to replat Lot 2, creating Lot 2R of Debra Subdivision. To date, the City Council has not taken action on Preliminary and Final Plat #01PL009. Preliminary and Final Plat #01PL009 must be approved prior to Final Plat approval, or the legal description must be revised to show the correct legal description of proposed Lot 2R. The applicant also has the option of platting the property as proposed on one plat.

Currently, a single family residence is located on proposed Lot 3 and an apartment complex is located on proposed Lot 2R.

The applicant has also submitted a Variance to the Subdivision Regulations to allow sidewalks on one side of the street. (See companion item #01SV034.)

STAFF REVIEW:

During the review of the Preliminary and Final Plat request, staff identified the following consideration(s).

Subdivision Improvements: As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow sidewalks on one side of the street. The Engineering Division has indicated that construction plans showing a sidewalk on both sides of the street must be submitted for review and approval or a Variance to the Subdivision Regulations to waive the requirement must be obtained prior to Preliminary Plat approval.

Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations based upon compliance with the stated stipulations.