

STAFF REPORT

April 25, 2002

No. 02PL017 - Preliminary and Final Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Kip M. Garland
REQUEST	No. 02PL017 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Formerly Lot 14 and Lot 15 of Block 14 of Trailwood Village located in the NE1/4 SE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 14R and Lot 15R of Block 14 of Trailwood Village, located in the NE1/4 SE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .522 acres
LOCATION	2821 Shad Street
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Planned Unit Development (County)
South:	Planned Unit Development (County)
East:	Planned Unit Development (County)
West:	Planned Unit Development (County)
PUBLIC UTILITIES	Rapid Valley sewer and water
DATE OF APPLICATION	02/21/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be approved.

GENERAL COMMENTS: This Preliminary and Final Plat request has been submitted to reconfigure the common lot line between Lot 14 and Lot 15 of Block 14 of Trailwood Village Subdivision. After completion of the construction of a single family dwelling on the subject property, a survey identified that the residence was constructed across the common lot line between Lots 14 and 15 of Block 14. The applicant is replatting the subject property to provide the side yard setbacks for the existing residence as required by the Pennington County Zoning Ordinance.

STAFF REPORT

April 25, 2002

No. 02PL017 - Preliminary and Final Plat

ITEM 7

STAFF REVIEW: This item was continued from the March 21, 2001 Planning Commission meeting. (Updates to the staff report are shown in bold.) On December 14, 2001 the applicant submitted the same plat being reviewed for this request as a Minor Plat. At that time, the applicant submitted a request to waive the requirement for topographic mapping. The Engineering Division noted that the drainage improvements identified on the original development plans for these lots had not been completed in accordance with the plans and denied the applicant's request to waive the topographic mapping. The Engineering Division also requested that the applicant include on the topographic mapping the location of all public and private utilities. To date, the requested mapping has not been submitted for review. **The applicant has provided the requested site plan documenting that no structures are located within the easements or setbacks. This plat proposes to relocate the side lot line of Lots 14 and 15 of Block 14 of Trailwood Village where a minor drainage and utility easement currently exist. All of the five affected utility companies have responded and none of the responding companies have indicated any opposition to the relocation of the side yard utility and minor drainage easement.**