

STAFF REPORT

June 20, 2002

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**No. 02PL059 - Preliminary and Final Plat**

**ITEM 20**

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GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Park Hill Development, Inc.
REQUEST	<b>No. 02PL059 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 5, 6A, 6B, 7A and 7B of Block 2 of Park Meadows Subdivision located in the NE1/4 of SE1/4 Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 5R, 6AR, 6BR, 7AR and 7BR of Block 2 of Park Meadows Subdivision located in the NE1/4 of SE1/4 Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	.84
LOCATION	East of the intersection of Smith Avenue and East Oakland 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	To be extended
DATE OF APPLICATION	5/24/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Urban Planning Division Recommendation:

1. Prior to City Council approval of the Final Plat, a Variance to the Subdivision Regulations to allow the lot length to be greater than twice the lot width, or the plat shall be revised to comply with the length to width requirement.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to reconfigure five (5) lots by

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shifting the common lot line(s) between the parcels. On February 4, 2002, the City Council approved Preliminary and Final Plat #02PL001 to create a 21 lot residential development as Phase One of the Park Meadow Subdivision, including the subject property.

The subject property is located in the northeast corner of the Smith Avenue/East Oakland Street intersection and is currently void of any structural development.

**STAFF REVIEW:**

Staff reviewed the Preliminary and Final Plat and has identified only one consideration:

**Lot Configuration:** The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary and Final Plat identifies that one of the lot will have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

The construction plans as well as surety and inspection fees were reviewed and approved and/or posted accordingly as a part of the previously approved Preliminary and Final Plat. Staff believes the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulation.