

STAFF REPORT
October 7, 2004

No. 04PL132 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Roger and Janice Knutsen
REQUEST	No. 04PL132 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 2B, 2C and 3R, Block 1 Revised of St. Cloud Subdivision of Forest Hills Subdivision located in NE1/4 SW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2BR and 3R1 of Block 1 Revised of St. Cloud Subdivision of Forest Hills Subdivision located in NE1/4 SW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.251 acres
LOCATION	1518 Forest Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/10/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a topographic utility and service Plan shall be submitted for review and approval. In particular, the Plan shall identify the water, sewer, driveways and structures as well as private utilities (i.e., electricity, gas, telephone);
2. Prior to submittal of a Final Plat application, the plat document shall be revised to show the 25 foot wide private access easement to be vacated;
3. Prior to submittal of a Final Plat application, the plat document shall be revised to read, "formerly Lots 2B and 2C of Lot 2 and Lot 3R, Block 1"; and,
4. Prior to submittal of a Final Plat application, the plat document shall be revised to show a drainage easement along the west side of the driveway.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide approximately three acres into two lots. One lot consists of two separate lots and a portion of a third lot made into one lot as proposed. The applicant has also submitted a Variance to the Subdivision Regulations request in conjunction with the Preliminary Plat application. (See companion item #04SV052.)

The original plat was approved in December 1955 creating Lot 2 and a 20 foot wide easement. In August, 1979 a plat revising Lots 3 & 4 and creating a larger access and utility easement between Lots 2 and 3 was approved. In June 1986, a plat creating two lots out of Lot 2 was recorded along with another access easement to Lot 2B, Lot 9 and Lot 10.

The subject property is located west of Saint Cloud Street on Forest Drive. Currently there is a house located on Lot 3R1 and a house located on Lot 2BR.

STAFF REVIEW:

Staff reviewed the Preliminary Plat and has noted the following considerations:

Utilities: Staff is recommending survey plans be submitted for review and approval identifying existing subdivision improvements including, water mains, lines, sanitary sewer mains and service lines, utility locations, driveways and structures throughout this property prior to Preliminary Plat approval by the City Council.

Drainage: An existing drainage channel currently runs along the west side of the driveway. Staff is recommending that upon submittal of a Final Plat, the plat document shall be revised to show the existing permanent drainage easement.

Plat: Staff is recommending that the plat document be revised prior to Final Plat submittal. In particular, the plat document must be revised to read, "formerly Lots 2B and 2C of Lot 2 and Lot 3R, Block 1". In addition, the plat document must show the previously platted 25 foot wide private access easement to be vacated this plat. The 25 foot wide private access easement appears on a previous plat on Lot 2C to provide access to Lot 2B but since combining the two lots into one lot requires vacating it. It also could have provided access to Lots 9R and 10A but they have an access and utility easement provided to them from their southern lot lines.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.