

STAFF REPORT  
June 23, 2005

---

**No. 05PL101 - Preliminary Plat**

**ITEM 10**

---

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Stanford Adelstein
REQUEST	<b>No. 05PL101 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 3, 4, 6 and the north 81 feet of Lot 5, Ridge Park Addition No. 3, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3R and 5R, Ridge Park Addition No. 3, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.54 acres
LOCATION	Between Roosevelt Avenue and West Boulevard, north of Saint Anne Street and South of Saint Patrick Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/27/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, construction plans for West Boulevard shall be submitted for review and approval. In particular, the construction plans shall show the construction of sidewalk and street light conduit along West Boulevard as it abuts the subject property or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, construction plans for Roosevelt Avenue shall be submitted for review and approval. In particular, the construction plans shall show the construction of sidewalk, street light conduit, sewer and water along Roosevelt Boulevard as it abuts the subject property or a Variance to the Subdivision Regulations shall be obtained;

STAFF REPORT  
June 23, 2005

---

**No. 05PL101 - Preliminary Plat**

**ITEM 10**

---

3. Prior to Preliminary Plat approval by the City Council, a copy of the "Permanent Encroachment Easement" shall be submitted for review and approval;
4. An Exception is hereby granted to reduce the side yard utility and drainage easement from eight feet to four feet along the common lot line;
5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
6. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to reconfigure two parcels. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install sidewalk, street light conduit and additional pavement along West Boulevard and to install sidewalk, street light conduit, water and sewer along Roosevelt Avenue as they abut the subject property. (See companion item #05SV039.)

On May 17, 2005, the Zoning Board of Adjustment denied a Variance request to reduce the side yard setback from eight feet to zero feet in order for the applicant to construct an addition onto an existing residence located on the subject property. As such, the applicant is proposing to relocate the side lot line between the two parcels to provide a minimum eight foot side yard setback for the addition.

The property is located west of Roosevelt Avenue and east of West Boulevard. A single family residence is currently located on each of the lots.

**STAFF REVIEW:**

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

**West Boulevard:** West Boulevard is located along the west lot line of the subject property and is classified as a collector street requiring that it be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, West Boulevard is located in a 100 foot wide right-of-way and constructed with two 20 foot wide paved divided lanes, curb, gutter, water and sewer. To date, sidewalk and street light conduit have not been constructed along West Boulevard as it abuts the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans showing sidewalk and street light conduit be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained to waive the improvements.

**Roosevelt Avenue:** Roosevelt Avenue is located along the east lot line of the subject property and is classified as a lane place street requiring that it be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Roosevelt Avenue is located in a 60 foot wide right-of-way and constructed with a 27 foot wide paved surface, curb and gutter. To date, sidewalk, street light conduit, water and sewer have not been constructed along Roosevelt Avenue as it abuts the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans showing

STAFF REPORT  
June 23, 2005

---

**No. 05PL101 - Preliminary Plat**

**ITEM 10**

---

sidewalk, street light conduit, water and sewer be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained to waive the improvements.

Utility and Drainage Easement: The applicant has submitted an Exception request to reduce the side yard utility and drainage easement width from eight feet to four feet. In particular, the applicant has indicated that the existing structures preclude the ability to dedicate the eight foot wide easement on the common lot line located between the two properties. The applicant has also identified that all private and public utility service lines are currently constructed to serve the existing development located on the two properties and that all of the service lines are located outside of this area. In addition, the applicant has demonstrated that the site drainage from the two properties enters the adjacent rights-of-way outside of this area of the property. As such, staff is recommending that the Exception to reduce the side yard utility and drainage easement width from eight feet to four feet along the common lot line of the two properties be granted.

Permanent Encroachment Easement: The plat document identifies a "Permanent Encroachment Easement" located along the common lot line of the two parcels. Staff is recommending that prior to Preliminary Plat approval by the City Council, a copy of the easement be submitted for review and approval.

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