

STAFF REPORT
July 21, 2005

No. 05PL120 - Preliminary Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Peter Hendricksen
REQUEST	No. 05PL120 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 13R and Lot 14R, Block 3, Wildwood Subdivision, located in the W1/2 SE1/4, E1/2 SW1/4, Section 21, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 13AR and Lot 14AR, Block 3, Wildwood Subdivision,, Section 21, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.5 acres
LOCATION	5775 and 5827 Wildwood 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:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	City water and private sewer
DATE OF APPLICATION	7/7/2005
REVIEWED BY	Todd Tucker / Michelle Horkey

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans showing the installation of curb and gutter on the east side of the street with sidewalk, street light conduit and sewer along both sides of Wildwood Drive as it abuts the subject property shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
3. 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.

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GENERAL COMMENTS: The applicant has submitted a Preliminary Plat to reconfigure two existing lots. The subject property is located on the west side of Wildwood Drive between Sunburst Drive and Alpine Court. Currently, a single family residence is located on each lot.

In addition, the applicant has submitted a Variance to the Subdivision Regulations (05SV046) to waive the requirement to install curb, gutter, sidewalk, street light conduit, and sewer along Wildwood Drive as it abuts the subject property.

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

Wildwood Drive: Wildwood Drive is classified as a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Wildwood Drive is located in a 66 foot wide right-of-way and is constructed with a 27 foot wide paved surface with curb and gutter located on the west side of the street and water service located within the public right-of-way. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans showing the installation of curb and gutter on the east side of the street with sidewalk, street light conduit and sewer along both sides of Wildwood Drive as it abuts the subject property be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

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