

STAFF REPORT
November 23, 2005

No. 05PL199 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Lund Associates for Pennington County Housing and Redevelopment
REQUEST	No. 05PL199 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 21 - 34, Block 16, and 40 feet of East St. Louis Street between Racine and LaCrosse Blakes Addition, located in the SW1/4, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A, LaCrosse Blakes Addition, formerly Lots 21 - 34, Block 16, and 40 feet of East St. Louis Street between Racine and LaCrosse Blakes Addition, located in the SW1/4, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.33 acres
LOCATION	101 and 115 LaCrosse Street
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Low Density Residential II District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/19/2005
REVIEWED BY	Mike Maxwell / 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, a cost estimate of the subdivision improvements shall be submitted for review and approval; and
2. Upon submittal of a Final Plat all certificates should be corrected to read Final Plat and the correct chapter number for a Final Plat 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 re-plat thirteen existing lots into one lot. The lots are described as Lots 21 - 34, Block 16, and 40 feet of the vacated right of way of East St. Louis Street between Racine and LaCrosse Street in Blakes Addition. The physical addresses for the properties are 101 and 115 LaCrosse Street. The property belongs to the Pennington County Housing and Redevelopment Commission. Two apartment buildings are currently located on the property. The applicant recently submitted an 11-6-19 SDCL Review application (05SR059) requesting approval to demolish the existing buildings and construct ten new dwelling units. Based on the approved 11-6-19 SDCL application the proposed development will comply with the applicable setback requirements.

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

Subdivision Improvements: The applicant previously submitted a Minor Plat request for this property. The request was denied as it did not meet the criteria for a Minor Plat in that the sanitary sewer system needed to be extended.

The applicant has addressed the issue by proposing to reconstruct the existing sanitary sewer main. The new sanitary sewer main will be built to city standards. The applicant is proposing to provide a 20 foot sanitary sewer easement through the subject property to accommodate the new sanitary sewer location.

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