

STAFF REPORT  
February 9, 2006

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**No. 05PL231 - Layout Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 05PL231 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 25R of Forest Park Estates Subdivision and all of Lot B Revised of the E1/2 of the SW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 28 and 29 of Forest Park Estates Subdivision, formerly Lot 25R of Forest Park Estates Subdivision and all of Lot B Revised of the E1/2 of the SW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.3 acres
LOCATION	4231 Starlite 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:	Low Density Residential District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	12/2/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

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

- 1. Upon submittal of a Preliminary Plat application, road construction plans showing the installation of curb, gutter, street light conduit, sidewalk, water, sewer and additional pavement along Starlight Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.**
- 2. Upon submittal of a Preliminary Plat application, drainage information and any necessary drainage easements shall be submitted for review and approval.**
- 3. Upon submittal of the Final Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;**
- 4. Upon submittal of the Final Plat application, surety for any required subdivision**

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- improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
5. **Upon submittal of a Preliminary Plat application, information regarding water service and sewer service shall be submitted demonstrating compliance with applicable City Requirements. The location of all wells, water service lines, septic systems holding tanks and other related utilities shall be identified.**

GENERAL COMMENTS: (Update, February 1, 2006. All revised and/or added text is shown in bold print.)

(Update, January 18, 2006. All revised and/or added text is shown in bold print.) The applicant has requested that the application for the Layout Plat be continued to the February 9, 2006 Planning Commission to allow the applicant time to provide the additional information.

The applicant has submitted a Layout Plat for Lot 25R to be subdivided into Lot 28 and Lot 29. **The applicant is proposing to move the existing lot line to the north as a building currently on the property encroaches on the side yard setback.** The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk streetlight conduit, water, sewer, additional pavement and additional right-of-way along Starlite Drive. (See companion item #05SV079.)

The subject property is located at 4231 Starlite Drive. At present, a single family residence is currently located on the property.

Staff Review:

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

Starlite Drive: Starlight Drive is located along the east lot line and is classified as a sub-collector street requiring that it be located in a minimum 47 foot wide right-of-way with 22 foot wide paved surface. At present Starlight Drive is located in a 50 foot wide right of way with a 20 foot paved surface with no curb gutter, sidewalk, street light conduit, water or sewer. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, road construction plans shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk, street light conduit, water, sewer and additional pavement along Starlight Drive or a Variance to the Subdivision Regulations shall be obtained.

**Currently there is sufficient right-of-way along Starlite Drive; no additional right-of-way need be dedicated in conjunction with this Layout Plat.**

Drainage Easement: **Upon submittal of the Preliminary Plat a revised drainage plan, redefining the major drainage easement as it crosses both lots shall be submitted for review and approval.**

Subdivision Improvements: Surety for incomplete subdivision improvements must be posted prior to Final Plat submittal along with subdivision inspection fees.

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