

STAFF REPORT
April 6, 2006

No. 06PL032 - Layout Plat

ITEM 36

GENERAL INFORMATION:

PETITIONER	Gail Hanson
REQUEST	No. 06PL032 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot C, Willard Addition, Section 4, T1N, R7E, BHM, Rapid City Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots C1 and C2, Willard Addition, Section 4, T1N, R7E, BHM, Rapid City Pennington County, South Dakota
PARCEL ACREAGE	Approximately .25 acres
LOCATION	1622 Evergreen Drive
EXISTING ZONING	Medium Density Residential District (Canyon Lake Overlay District)
SURROUNDING ZONING	
North:	Medium Density Residential District (Canyon Lake Overlay District)
South:	Medium Density Residential District (Canyon Lake Overlay District)
East:	Medium Density Residential District (Canyon Lake Overlay District)
West:	Medium Density Residential District (Canyon Lake Overlay District)
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	2/27/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be denied without prejudice.

GENERAL COMMENTS: The applicant is proposing to create two lots from one lot. The proposed lots will consist of a .09 acre lot and a .16 acre lot. The property is legally described as Lot C, Willard Addition, Section 4, T1N, R7E, BHM, Rapid City Pennington County, South Dakota. More generally known as 1622 Evergreen Drive. The property is located within the Canyon Lake Overlay District and is zoned Medium Density Residential. Currently there is a single family residence and a garage located on the property.

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

STAFF REPORT
April 6, 2006

No. 06PL032 - Layout Plat

ITEM 36

considerations:

Property Size: The proposed properties do not meet the requirements as set forth in Chapter 17.12.050 F (1) of the Rapid City Municipal Code. A lot area of not less than six thousand five hundred square feet is required for each lot. Proposed Lot C1 will incorporate 6780 square feet and will meet the area requirement. Proposed Lot C2 will be 4271.4 square feet in area. As such, proposed lot 2 will not meet the minimum lot area requirements of the Medium Density Residential Zoning District. The total lot size of the property is 11051.4 square feet. The existing lot size will not support the division of the single lot into two lots. As such, staff can not recommend approval of the Layout. The applicant may wish to seek a Variance to reduce the minimum required lot size from 6500 square feet to 4271.4 square feet. If that lot size variance is approved, the applicant may then resubmit this subdivision request.

Access Easement: Staff has identified that an access easement exists across the northern portion of the property and provides access to Lot C and Lot D. The access easement is classified as a lane /place street requiring that the street 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, the access easement is located in a 15 foot wide right-of-way with a 10 foot wide graveled surface. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, road construction plans for the access easement be submitted to improve the street as identified or a Variance to the Subdivision Regulations must be obtained.

Staff noted that the current right-of-way for the access easement is 15 feet. As such, upon submittal of a Preliminary Plat the Plat document shall be revised to show an additional 34 feet of right-of-way dedicated along the access easement or a Variance to the Subdivision Regulations shall be obtained.

Evergreen Drive: Evergreen Drive is classified as a sub-collector street requiring that the street be located in a minimum 52 foot right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently Evergreen Drive is located in a 52 right-of-way with a 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Evergreen Drive is currently constructed to the sub-collector standards as required by the Street Design Criteria Manual.

Water: Staff noted that the subject property is serviced by existing City water and sanitary sewer. As such, upon submittal of a Preliminary Plat, a master utility plan showing water service to both lots and any required easements shall be submitted for review and approval. In addition, water information and analysis demonstrating that sufficient quantities for domestic and fire flows will be provided during peak use conditions shall be submitted for review and approval.

Sanitary Sewer: Staff noted that the subject property is serviced by existing City water and sanitary sewer. As such, upon submittal of a Preliminary Plat, a master utility plan showing sewer service to both lots and any required easements shall be submitted for review and approval.

STAFF REPORT
April 6, 2006

No. 06PL032 - Layout Plat

ITEM 36

Staff recommends that the Layout Plat be denied without prejudice as the lot size does not meet the requirements of the Medium Density Zoning District for two lots.