

STAFF REPORT
March 23, 2006

No. 06PL033 - Preliminary Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL033 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 1 thru 7, Block 1; and Lots 1 thru 4, Block 3, Rainbow Ridge Subdivision, located in the SE1/4 NE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R thru 7R, 4AR and 7AR, Block 1; and Lots 1R thru 4R, 4AR, Block 3, located in the SE1/4 NE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.77 acres
LOCATION	Adjacent to the north and south side of Alma Street and west of Bunker Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	3/8/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved.

GENERAL COMMENTS: The applicant is proposing to create three additional lots from the previously platted property. The total number of lots will increase from 11 to 14. The property is legally described as Lots 1 thru 7, Block 1; and Lots 1 thru 4, Block 3, Rainbow Ridge

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Subdivision, located in the SE1/4 NE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota. The property is more generally described as adjacent to the north and south side of Alma Street and west of Bunker Drive.

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

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

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

Water and sanitary sewer: Staff noted that the lots will be serviced by City water and sanitary sewer. City water and sanitary sewer are currently in place along Bunker Drive and Alma Street.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations.