

STAFF REPORT
August 10, 2006

No. 06PL122 - Preliminary Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Cedar Hill Corporation
REQUEST	No. 06PL122 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A parcel of land located in the NW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8 thru 11, Block 7; Lots 9 thru 11, Block 10; and Lots 6 thru 9, Block 8, all of CHMH Subdivision and Dedicated Public Right-of-Way show as Brooke Street and Sagewood Street, all located in the NW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.299 acres
LOCATION	Adjacent to the intersection of Sagewood Street and Brooke Street
EXISTING ZONING	Mobile Home Residential District
SURROUNDING ZONING	
North:	Low Density Residential District II
South:	Public District
East:	Low Density Residential District II
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/25/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a site plan showing service line location(s) to the individual lots shall be submitted for review and approval;
2. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the first 50 feet all corner lots in lieu of 40 feet; and,
3. Prior to submittal of a Final Plat application, a stop sign shall be installed at the intersection of Brooke Street and Sagewood Street or surety shall be posted for the

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improvement.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into 11 lots as a part of the CHMH Subdivision.

On July 25, 2006, the applicant submitted this item as a Final Plat. In addition, the applicant submitted inspection fees and surety for the subdivision improvements. However, to date, a Preliminary Plat has not been reviewed and approved for all of the lots. As such, the applicant has submitted this Preliminary Plat for review and approval.

The property is located at the western terminus of Sagewood Street and is currently void of any structural development.

STAFF REVIEW:

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

Subdivision Improvements: A Preliminary Plat has been approved by the City Council for an adjacent property which includes Sagewood Street and Brook Street that extend through the subject property. In addition, the streets as they abut the subject property have been constructed. However, a site plan must be submitted for review and approval showing the service line location(s) to the individual lots. Staff is recommending that the site plan be submitted as identified prior to Preliminary Plat approval by the City Council.

Staff has also noted that a stop sign is needed at the intersection of Brooke Street and Sagewood Street. Prior to submittal of a Final Plat application, the stop sign must be installed at the intersection of Brooke Street and Sagewood Street or surety must be posted for the improvement.

Non-access Easement: The plat document must be revised to show a non-access easement along the first 50 feet of all corner lots in lieu of 40 feet as shown. Staff is recommending that the plat document be revised as identified prior to submittal of a Final Plat application.

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