

STAFF REPORT
November 23, 2011

No. 11PL059 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

APPLICANT	Susan Lykken
AGENT	Renner & Associates, LLC
PROPERTY OWNER	Susan and John Lykken
REQUEST	No. 11PL059 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 27 and 28 of Block 2 of Springbrook Acres located in the E1/2 of the NW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 27R and 28R of Block 2 of Springbrook Acres
PARCEL ACREAGE	Approximately 1.875 acres
LOCATION	2727 & 2735 Jenny Gulch Road
EXISTING ZONING	Mobile Home Residential District
SURROUNDING ZONING	
North:	Mobile Home Residential District
South:	Mobile Home Residential District
East:	Mobile Home Residential District
West:	Mobile Home Residential District
PUBLIC UTILITIES	City water and private sewer
DATE OF APPLICATION	10/27/2011
REVIEWED BY	Vicki L. Fisher / Brandon Quiett

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, written documentation shall be submitted from all of the affected utility companies indicating concurrence with the proposed vacation of utility easement or the plat document shall be revised to retain the easement;
2. Prior to submittal of the Final Plat application, the plat document shall be revised eliminating "Layout Plat" from the title; and,
3. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of

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the two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to reconfigure two lots to be known as Lots 27R and 28R of Block 2, Springbrook Acres. The lots will be sized 0.941 and 0.934 acres, respectively.

On April 18, 2011, the City Council approved a Layout Plat (File #10PL093) to reconfigure the lots as shown on this Preliminary Plat. In addition, a Variance to the Subdivision Regulations (File #10SV026) was approved to waive the requirement to install curb, gutter, sidewalk, sewer, street light conduit and additional pavement and to waive the requirement to dedicate additional right-of-way along Jenny Gulch Road as it abuts the property.

The properties are located at 2727 Jenny Gulch Road and 2735 Jenny Gulch Road, on the west side of Jenny Gulch Road, east of Nugget Gulch Road, north of Catron Boulevard. A manufactured single family residence and garage are located on the proposed Lot 27R. A single family residence and shed are located on the proposed Lot 28R.

STAFF REVIEW:

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

Utility Easement: The plat document identifies the vacation of a 12 foot wide utility easement located on the northern portion of proposed Lot 28R. To date, written documentation has been submitted from Knology, Black Hills Corporation and SDN Communications indicating concurrence with the request. As of this writing, written documentation has not been submitted from Montana Dakota Utility, Mid Continent Communications and Golden West Communications.

Staff recommends that prior to Preliminary Plat approval by the City Council, written documentation be submitted from all of the affected utility companies indicating concurrence with the proposed vacation of utility easement or the plat document must be revised to retain the easement.

Violations: During the review of the Layout Plat, it was noted that the first fifty feet of the two driveways was not paved as required and that a shed located on Lot 28 was located within the rear yard setback. Staff has inspected the site and noted that the two driveways have been paved as required and the shed has been relocated outside of the required setback.

Labeling: The plat title currently reads "Layout Plat". Staff recommends that prior to submittal of the Final Plat application, the plat document be revised eliminating "Layout Plat" from the title.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.