

STAFF REPORT

May 10, 2001

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**No. 01PL027 - Preliminary and Final Plat**

**ITEM 20**

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GENERAL INFORMATION:

PETITIONER	Wyss Associates
REQUEST	<b>No. 01PL027 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot 25R, Block 1, Minnewasta Subdivision, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .572 Acres
LOCATION	Current terminus of Harney Drive
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (PRD)
East:	Low Density Residential District (PRD)
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulation:

Urban Planning Division Recommendations:

1. Prior to City Council approval, the applicant shall provide documentation that all public improvements are located in the right-of-way and that an eight foot setback is maintained to the existing structures.

GENERAL COMMENTS: This plat is to realign the previously dedicated right-of way for Harney Drive. One of the issues identified during the review of the original plat earlier this year was the front yard setback for the existing residence. During the original approval of the Planned Residential Development, the applicant indicated that a portion of the house would be removed and an addition would be constructed on the east side of the residence. The applicant subsequently received approval of a Major Amendment to the Planned Residential Development to allow a reduced setback. One of the stipulations of the Major Amendment was that the applicant realign the right-of-way to locate the curb, gutter and sidewalk all within the right-of-way.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Right-of-Way - As part of the original plat for this lot, Staff agreed to allow a portion of the

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curb, gutter and sidewalk to be located in a public access and utility easement. The applicant has shifted the right-of-way approximately 9.5 feet to the northeast to incorporate the curb, gutter and sidewalk into the right-of-way. Staff is requesting that the applicant provide a revised drawing identifying the new alignment along with the public improvement to insure that all public improvement are located within the right-of-way. Also, the existing residence needs to be identified on the drawing to insure that an eight foot setback is maintained.