

STAFF REPORT

September 6, 2001

No. 01PL068 - Preliminary and Final Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Ernest Barton
REQUEST	No. 01PL068 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 31R and Lot 33R in Block 9 of Blake's Addition formerly all of Lots 31 through 34 in Block 9 of Blake's Addition, located in the SW1/4 SW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	.28 acres
LOCATION	230 and 232 East New York Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Medium Density Residential District
West:	Medium 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 stipulations:

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, construction plans for the Milwaukee Street sidewalk shall be submitted for review and approval;

Urban Planning Division Recommendations:

2. Prior to Final Plat approval by the City Council, the subdivision improvement estimate form shall be provided for review and approval and the subdivision inspection fees shall be paid; and,
3. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant is proposing to reconfigure an existing lot line to separate two dwelling units so they can be sold individually. The property was developed with two homes on a total of four, twenty-five foot lots. One structure is located on a portion of three lots and the second structure is located on a portion of two lots. The entire property has been under single ownership. To accomplish the reconfiguration, the applicant will

STAFF REPORT

September 6, 2001

No. 01PL068 - Preliminary and Final Plat

ITEM 2

need to obtain a setback variance and a lot size variance. The Zoning Board of Adjustment heard the variance request on August 21, 2001 and granted the setback variances and lot size variance.

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

Sidewalk - Staff has noted that a sidewalk will need to be installed along the Milwaukee Street frontage. The sidewalk is constructed as a property line sidewalk to the north of the property. The applicant has requested that the side walk be changed to a curbside sidewalk to avoid the requirement to remove an existing tree located in the boulevard area. Staff is requesting that a plan be provided for the design of a curb side sidewalk.