

STAFF REPORT

October 25, 2001

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**No. 01PL109 - Preliminary and Final Plat**

**ITEM 14**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Gary Rasmusson
REQUEST	<b>No. 01PL109 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lots 10R and 11R of Block 2 of Country Club Heights No. 2, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.145 acres
LOCATION	Hogan Court
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat, the plat shall be revised to show a "16 foot wide utility and drainage easement" along the existing common lot line; and,

Urban Planning Division Recommendations:

2. Prior to City Council approval of the Final Plat, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat application to reconfigure two existing lots by shifting the common lot line slightly to the north. Currently, a single family residence is located on each lot. The applicant has indicated that the lot line is being shifted in order to accommodate existing landscape features located on proposed Lot 10R.

The applicant has also submitted a Variance to the Subdivision Regulations to waive the length to width requirement for proposed Lot 10R. (See companion item #01SV029.)

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STAFF REVIEW: During the review of the Preliminary and Final Plat request, staff identified two concerns that must be addressed in order for the project to be approved.

Plat Labeling: The proposed plat identifies that a 16 foot wide utility easement will remain in place along the existing common lot line. The Engineering Division has indicated that the plat must be revised to show the easement as a "16 foot wide utility and drainage easement" along the existing common lot line. Staff is recommending that the plat be revised as identified prior to City Council approval.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that Lot 11R will have a length twice the distance of the width. As such, staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.