

STAFF REPORT

December 4, 2003

---

**No. 03PL108 - Preliminary and Final Plat**

**ITEM 23**

---

GENERAL INFORMATION:

PETITIONER	Precision Surveying for Vernell Erickson
REQUEST	<b>No. 03PL108 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 3 and the east 10 feet of Lot 4; the west 95 feet of Lot 4; Lot 5; all located in Block 6 of Radio Tower Subdivision, located in the SE1/4 of SE1/4 of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 3R and Lot 5R in Block 6 of Radio Tower Subdivision, located in the SE1/4 of SE1/4 of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .90 acres
LOCATION	At the intersection of Cherry Avenue and East Franklin Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/07/2003
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 Preliminary Plat approval by the City Council, construction plans showing the extension of a sewer main along E. Franklin Street shall be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained;

## STAFF REPORT

December 4, 2003

---

**No. 03PL108 - Preliminary and Final Plat**

**ITEM 23**

---

2. Prior to Preliminary Plat approval by the City Council, a cost estimate shall be submitted for review and approval; and,

Register of Deed's Office Recommendation:

3. Prior to Final Plat approval by the City Council, the plat title shall be revised to show "Radio Towers Subdivision" in lieu of Radio Towers Addition;

Urban Planning Division Recommendations:

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

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to combine three lots into two lots to be know as Lots 3R and 5R of the Radio Towers Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install a sewer main along E. Franklin Street. (See companion item #03SV043.)

The property is located in the southeast corner of the Cherry Avenue/E. Franklin Street intersection. Currently, a single family residence is located on proposed Lot 5R; and a single family residence and a detached garage are located on proposed Lot 3R.

STAFF REVIEW:

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

Plat Title: The Register of Deed's Office has indicated that the plat title must be revised to show "Radio Tower Subdivision" in lieu of Radio Tower Addition. Staff is recommending that the plat title be revised as identified prior to Final Plat approval by the City Council.

Sewer: Currently, sewer service line(s) are extending along E. Franklin Street and serve the two existing residences. As such, the Engineering Division has indicated that construction plans showing the construction of a sewer main along E. Franklin Street must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

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