

STAFF REPORT

March 25, 2004

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**No. 04PL013 - Preliminary Plat**

**ITEM 15**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 04PL013 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 15B and 23R of Enchanted Hills Subdivision No.4 located in the S1/2 NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota and Lot 1, Block 1 of Eastridge Estates Subdivision located in the NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 15BR and 23RA of Enchanted Hills Subdivision No. 4 located in the S1/2 NW1/4 Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; and, Lot 1R, Block 1 of Eastridge Estates Subdivision located in the NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County South Dakota
PARCEL ACREAGE	Approximately 2.5790 acres
LOCATION	East of U.S. Highway 16B and north of Catron Boulevard
EXISTING ZONING	Low Density Residential District w/PDD
SURROUNDING ZONING	
North:	Low Density Residential District w/PDD
South:	Low Density Residential District w/PDD
East:	Low Density Residential District w/PDD
West:	Low Density Residential District w/PDD
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/26/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, construction plans for the southern 70 feet of Enchantment Road shall be submitted for review and approval. In particular, the construction plans shall show the construction of curb, gutter and

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2. pavement improvements or a Variance to the Subdivision Regulations shall be obtained; Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
3. Prior to Preliminary Plat approval by the City Council, a structural site plan shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval; and,
5. Upon submittal of the Final Plat, 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 Plat to reconfigure three residential lots. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and pavement improvement along the southern 70 feet of Enchantment Road as it abuts the subject property. (See companion item #04SV011.)

On November 16, 1998, City Council approved a Preliminary and Final Plat creating two of the lots currently known as Lot 15R and Lot 23R, Enchanted Hills Subdivision No. 4. On December 29, 2003, the City Council approved a Preliminary and Final Plat creating the third lot currently known as Lot 1, Eastridge Estates Subdivision.

The subject property is located along the west side of Enchantment Road within a portion of the Enchantment Hills Subdivision No. 4 and the Eastridge Estates Subdivision. Currently, a single family residence is located on two of the lots. The third lot is currently void of any structural development.

### STAFF REVIEW:

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

Structural Site Plan: As previously indicated, single family residences are currently located on two of the lots. As such, a structural site plan must be submitted for review and approval to insure that relocating the lot lines as proposed does not create any setback issues with the existing development. Staff is recommending that a structural site plan be submitted as identified prior to City Council approval of the Preliminary Plat.

Street Improvements: Curb, gutter and pavement improvements have not been constructed along the south 70 feet of Enchantment Road as it abuts the subject property. The applicant has submitted a grading and drainage plan. As such, prior to Preliminary Plat approval by the City Council, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations shall be obtained.

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