

STAFF REPORT
June 24, 2004

No. 04PL075 – Preliminary Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Bill Freytag
REQUEST	No. 04PL075 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1, Block 4, Tyler Knue Subdivision and a portion of the NW1/4 NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1R, Block 4, Tyler Knue Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .7508 acres
LOCATION	900 Nicole Street
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Low Density Residential II District
East:	Low Density Residential District
West:	Low Density Residential II District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/28/2004
REVIEWED BY	Vicki L. Fisher / Dave Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, construction plans for the northern 131.86 feet of Brooke Street shall be submitted for review and approval. In particular, the construction plans shall show Brooke Street constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;
3. Prior to submittal of a Final Plat, the plat document shall be revised to show the previously vacated section line highway located along the north lot line;
4. Prior to submittal of a Final Plat, the plat document shall be revised to show title certificates for a Final Plat; and,

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5. Upon submittal of a Final Plat application, 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 enlarge an existing lot leaving a 5.5992 acre non-transferable balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct the northern 131.86 feet of Brooke Street as it abuts the subject property.

On August 20, 2001, the City Council approved a Preliminary and Final Plat to create the existing lot. On January 19, 2004, the City Council vacated the section line highway located along the north lot line.

The property is located in the northwest corner of the Brooke Street/Nicole Street intersection. Currently, a single family residence and a shed are located on the proposed lot.

STAFF REVIEW:

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

Brooke Street: Brooke Street is located along the east lot line of the subject property and is classified as a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. A 52 foot wide right-of-way was dedicated to the north lot line of the subject property as a part of the original plat creating the existing lot. However, only the southern 100 foot of Brooke Street has been constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. As such, prior to Preliminary Plat approval by the City Council, road construction plans for the northern 131.86 feet of Brooke Street must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Section Line Highway: As previously indicated, the City Council vacated the section line highway located along the north lot line. Prior to submittal of the Final Plat, the plat document must be revised to show that the section line highway has been vacated. Staff also noted that the Preliminary Plat identifies the north lot line following the southern 33 feet of the previous section line highway instead of along the middle of the section line highway. The applicant may want to revise the plat to show the north lot line along the middle of the section line highway to maintain a consistent rear lot line with other lots within the development.

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