

STAFF REPORT
July 7, 2005

No. 05PL114 - Preliminary Plat

ITEM 41

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PL114 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 3 and Lot 4, Block 1, Eastridge Estates Subdivision, NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 3R and Lot 4R, Block 1, Eastridge Estates Subdivision, NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.487 acres
LOCATION	At the southwest corner of the intersection of Enchantment Road and Stumer Road
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/10/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the Planning Commission, a structural site plan showing the existing residence located on proposed Lot 4R shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall submit written documentation from all of the affected utility companies concurring with the proposed

STAFF REPORT
July 7, 2005

No. 05PL114 - Preliminary Plat

ITEM 41

- vacation of utility easement located along the existing common lot line or the plat document shall be revised to show the utility easement;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
 4. 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 reconfigure two existing lots. The applicant has indicated that the common lot line located between the two lots is being relocated in order to improve the slope of the existing driveway located on the southern lot.

On December 29, 2003, the City Council approved a Final Plat for Phase One of the Eastridge Subdivision which included the subject property. The property is located in the northwest corner of the intersection of Enchantment Road and Stumer Road. Currently, a single family residence is located on each lot.

STAFF REVIEW:

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

Structural Site Plan: A structural site plan has been submitted for proposed Lot 3R showing the existing residence. However, a residence also exists on proposed Lot 4R. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, a structural site plan showing the existing residence located on proposed Lot 4R must be submitted for review and approval.

Utility Easement: A 16 foot wide utility easement exists along the common lot line between the two lots. The Preliminary Plat identifies the proposed vacation of the existing utility easement and the dedication of a new 16 foot wide utility easement along the relocated common lot line. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant must submit written documentation from all of the affected utility companies concurring with the proposed utility easement vacation or the plat document must be revised to show the existing utility easement.

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