

STAFF REPORT
January 5, 2006

No. 05PL231 - Layout Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PL231 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 25R of Forest Park Estates Subdivision and all of Lot B Revised of the E1/2 of the SW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 28 and 29 of Forest Park Estates Subdivision, formerly Lot 25R of Forest Park Estates Subdivision and all of Lot B Revised of the E1/2 of the SW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.3 acres
LOCATION	4231 Starlite Drive
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 water, sewer
DATE OF APPLICATION	12/2/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to January 26, 2006 Planning Commission.

GENERAL COMMENTS: The applicant has submitted a Layout Plat for lot 25R to be subdivided into Lot 28 and Lot 29. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk streetlight conduit, water, sewer, additional pavement and additional right-of-way along Starlite Drive. (See companion item #05SV079.)

The subject property is located at 4231 Starlite Drive. At present, there is a single family residence located on the property.

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Staff Review:

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

Starlite Drive: Starlight Drive is located along the east lot line and is classified as a lane/place street requiring that it be located in a minimum 49 foot wide right-of-way with 24 foot wide paved surface. At present Starlight Drive is located in a 45 foot wide right of way with a 20 foot paved surface. Staff recommends that prior to Preliminary Plat approval by the City Council, road construction plans shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk, street light conduit and additional pavement along Starlight Drive or a Variance to the Subdivision Regulations shall be obtained.

Subdivision Improvements: Surety for incomplete subdivision improvements must be posted prior to Final Plat submittal along with subdivision inspection fees.

As per the applicant's request, Staff recommends that the application for a Layout Plat be continued to the January 26, 2006 Planning Commission.