

STAFF REPORT
April 6, 2006

No. 06PL035 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for James and Patricia Mirehouse
REQUEST	No. 06PL035 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 5 of Lot 3, Block 4, Grandview Tract, and a portion of Lot 4, Block 2, Parkridge Village No. 2; all located in the SW1/4 NE1/4, NW1/4 NE1/4, SE1/4 NW1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.20 acres
LOCATION	3821 Park 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 sewer and water
DATE OF APPLICATION	3/10/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to submittal of a Final Plat application, the plat document shall be revised eliminating the "Perpetual Use Easement" note; and,
2. Prior to submittal of a Final Plat application, the plat document shall be revised showing the detailed grading and drainage plan note referring to Lot 4R in lieu of Lot 4.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to reconfigure two lots. On March 20, 2006, the City Council approved a Layout Plat to reconfigure the two lots as shown on this Preliminary Plat. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install sewer along Park Drive and to waive the requirement to dedicate a ten foot wide planting screen easement along Park Drive.

On June 21, 2004, the City Council approved a Layout Plat to create three lots which

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included the subject property and one additional lot.

The subject property is located between Park Drive and Ponderosa Court. The southern lot, Lot 5R, abuts Ponderosa Court and the second lot, Lot 4R, abuts Park Drive. Currently, a single family residence is located on Lot 5R. Other than drainage improvements, the Lot 4R is void of any structural improvements.

STAFF REVIEW:

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

Perpetual Use Easement: The Preliminary Plat shows a proposed "Perpetual Use Easement" located on a portion of Lot 5R. The applicant has indicated that the easement is no longer being proposed and, as such, the note will be removed from the plat document. Staff is recommending that the plat document be revised accordingly prior to submittal of a Final Plat application.

Drainage: During the Layout Plat review, staff noted that the main outfall for the Wonderland Drainage Basin is located on proposed Lot 4R. The driveway to the lot will be the embankment for future detention cell #302. As such, the top of the proposed driveway can not exceed the existing elevation of the site. As stipulated in the approval of the Layout Plat, the applicant has placed a note on the Preliminary Plat stating that a detailed grading and drainage plan for this lot must be submitted for review and approval prior to issuance of a building permit. However, staff is recommending that the note be revised to read "Lot 4R" in lieu of "Lot 4".

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