

STAFF REPORT
May 25, 2006

No. 06PL067 - Preliminary Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Mandalay Homes, LLC
REQUEST	No. 06PL067 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 2A and 2B of Block 5, Red Rock Meadows Subdivision, and being a portion of the unplatted portion of the SW1/4 NW1/4, all located in the SW1/4 NW1/4, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .24 acres
LOCATION	6923 and 6925 Cog Hill Lane
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	5/5/2006
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 to include a note stating that a six foot wide exterior maintenance easement shall be provided on either side of the common lot line to provide adequate room for maintenance, repair and alterations of the townhome(s); and,
2. Prior to submittal of a Final Plat application, the plat document shall be revised eliminating the building envelopes.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to relocate a common lot line between two

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townhome lots. On December 5, 2005, the City approved a Minor Plat to create the two townhome lots.

The property is located approximately 200 feet north of the intersection of Portrush Road and Cog Hill Lane on the west side of Cog Hill Lane. The two townhomes have been constructed on the property. A structural survey of the constructed townhomes identified that the common lot line must be shifted slightly to align with the common wall between the two structures.

STAFF REVIEW:

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

Plat Document Revisions: The Rapid City Municipal Code requires that a six foot wide exterior maintenance easement be provided on either side of a common lot line to provide adequate room for maintenance, repair and alterations of the townhomes. As such, staff is recommending that the plat document be revised to show the easement as identified prior to submittal of a Final Plat application.

The Preliminary Plat identifies building envelopes for the two townhomes. However, this information should not be shown on the plat document. As such, staff is recommending that prior to submittal of a Final Plat application, the building envelopes be removed from the plat document.

Subdivision Improvements: All of the subdivision improvements have been completed. The Subdivision Regulations state that "no property involved or created by a minor plat shall be involved in a subsequent minor plat procedure for a period of one year from the date of filing of the original minor plat procedure". As noted above, a Minor Plat was approved for the subject property in December of 2005. As such, the applicant has submitted this Preliminary Plat for review and approval.

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