

STAFF REPORT
June 22, 2006

No. 06PL082 - Preliminary Plat

ITEM 41

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL082 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A parcel of land described as the SW1/4 SE1/4 SE1/4 NE1/4; SE1/4 SW1/4 SE1/4 NE1/4; NW1/4 NE1/4 NE1/4 SE1/4; NE1/4 NW1/4 NE1/4 SE1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1, 2 and 3, Seljeskog Subdivision, located in the SE1/4 NE1/4 NE1/4 SE1/4, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.00 acres
LOCATION	2151 Skyline Ranch Road
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City water and on site septic system
DATE OF APPLICATION	5/26/2006
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the July 6, 2006 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat to subdivide the subject property into three lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, and additional pavement and additional right-of-way along the access easements located on the plat document. (See companion item #06SV035.)

The property is located at 2151 Skyline Ranch Road, west of Tower Road and south of Skyline Drive. Currently, the property includes a residential structure and garage. On July

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17, 1996, the Zoning Board of Adjustment approved a variance to Chapter 17.08.040E to allow a dwelling on a lot that does not abut a public street for a distance of not less than 50 feet in the Park Forest Zoning District.

STAFF REVIEW: Staff has reviewed the Preliminary Plat application and noted that additional information is needed in order to complete the review of this application. A 1932 recorded deed indicates that a 30 foot centerline right-of-way is located on the property. However, that information was not included in the plat drawing. The right-of-way must be shown on the plat and the applicant must improve the right-of-way to the City's Subdivision standards or obtain a variance for the improvements. The Subdivision Variances requested for the improvements cannot be evaluated without additional street construction information for the access easement. In addition, the variance approved in 1996 was for the existing lot. The Zoning Regulation requires that the three platted lots abut a public street for a distance of not less than 50 feet or a Variance shall be obtained. Three exceptions to Rapid City's Design Standard and Criteria have been requested including: an exception to provide common use visitor parking, an exception to provide a turnaround in the cul-de-sac, and an exception to the cul-de-sac length. Those exceptions are currently being evaluated by staff. In order for staff to review the Preliminary Plat and make a recommendation to the Planning Commission, additional information is necessary including:

- Fire Flows and fire hydrant locations;
- Water service lines to the proposed lots;
- Well depth information for well indicated on the site plan;
- Extension of the water main to the north property line;
- Information on turnaround if Exception to the cul-de-sac is not granted;
- Pavement width for access easement;
- Typical street section information;
- Drainage plan information if the variance is not obtained for all access improvements;
- Information regarding sanitary sewer service to include percolation tests;
- Verify that access is available to the property located north of the subject property;
- Utility distribution plan;
- Lots shall abut a public street for a distance of not less than 50 feet or a Variance to the Park Forest Zoning Regulations, Chapter 17.08.040E must be obtained; and,
- Right-of-way location identified on the plat as indicated on the 1932 recorded deed.

Staff is recommending that the Preliminary Plat be continued to the July 6, 2006 Planning Commission meeting to allow the additional information to be submitted.