

STAFF REPORT
October 5, 2006

No. 06PL138 - Preliminary Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06PL138 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 27 thru 32, Block 2, Rainbow Ridge Subdivision; located in the SE1/4 NE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 27A thru 32A, Block 2, Rainbow Ridge Subdivision, formerly Lots 27 thru 32, Block 2, Rainbow Ridge Subdivision; located in the SE1/4 NE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.647
LOCATION	At the southwest corner of the intersection of Bunker Drive and Gladys Street
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 II (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/15/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved.

GENERAL COMMENTS: **This staff report has been revised as of September 26, 2006. All revised and/or added text is shown in bold print.** The applicant has submitted a

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Preliminary Plat application and is proposing to revise the configuration of six lots from what was shown on the previous plat.

On September 7, 2004 City Council approved a Preliminary Plat (04PL086) with stipulations for the subject property.

On June 14, 2005 a Final Plat (05PL094) for the subject property was approved.

The applicant has submitted a Preliminary Plat to revise that plat. The purpose of the plat is to correct the location of the south lot lines that were created by an existing survey marker that was located incorrectly. This plat will move the southern property boundary of Lots 27 through 32 of Block 2 slightly north of the existing described boundaries. The property is located on the south side of Gladys Street and west of Bunker Drive and is currently void of structural development.

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

Bunker Drive: Bunker Drive is classified as a sub-collector street requiring that the street be located in a minimum 52 foot right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently Bunker Drive is located in a 52 foot right-of-way with a 27 foot wide paved surface with curb, gutter, sidewalk, street light conduit water and sewer. Bunker Drive is currently constructed to the sub-collector standards as required by the Street Design Criteria Manual.

Gladys Street: Gladys Street is classified as a lane/place street requiring that the street be located in a minimum 49 foot right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently Gladys Street is located in a 49 foot right-of-way with a 24 foot wide paved surface with curb, gutter, sidewalk, street light conduit water and sewer. Gladys Street is currently constructed to the lane/place standards as required by the Street Design Criteria Manual.

Water and sanitary sewer: Staff noted that the lots will be serviced by City water and sanitary sewer. City water and sanitary sewer are currently in place along Bunker Drive and Gladys Street.

Recorded Lots: Staff noted that a portion of the existing Lots 27 through 32 remain with this revised plat. Staff recommends that prior to Planning Commission approval of the Preliminary Plat, the applicant shall submit a revised Preliminary Plat document for review and approval addressing the remaining balances of Lots 27 through 32 of Block 2. If these remnants are not addressed they will remain nontransferable balances.

On September 21, 2006 the applicant submitted a revised Preliminary Plat document for review and approval addressing the remaining balances of Lots 27 through 32 of Block 2.

Drainage and Utility Easements: Staff noted that an existing minor drainage and utility easement exists along the south property line of the subject property. Staff recommends

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that prior to Planning Commission approval of the Preliminary Plat, the applicant shall submit a revised Preliminary Plat document for review and approval addressing the drainage and utility easements on the existing lots.

On September 21, 2006 the applicant submitted a revised Preliminary Plat document for review and approval addressing the drainage and utility easements on the existing lots.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations.

This item was continued to the October 5, 2006 Planning Commission Meeting to allow the applicant to submit the required information.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations.