

STAFF REPORT
October 4, 2007

No. 07PL119 - Preliminary Plat

ITEM 8

GENERAL INFORMATION:

APPLICANT	James Gavach and Kimberly Solomon-Gavach
AGENT	Ted Schultz for CETEC Engineering Services, Inc.
PROPERTY OWNER	James Gavach and Kimberly Solomon-Gavach, Philip Swaney and Delores A. Heck
REQUEST	No. 07PL119 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 1 of Park Hill Subdivision, Lots 1A and 2A of Block 1 of Park Meadows Subdivision, located in the NW1/4 SE1/4 and the NE1/4 SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1R of Block 1 of Park Hill Subdivision, Lots 1AR and 2AR of Park Meadows Subdivision, located in the NW1/4 SE1/4 and the NE1/4 SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.592 acres
LOCATION	Northwest of the intersection of Smith Avenue and E. Oakland Street
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	9/7/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to City Council approval of the Preliminary Plat, the plat document shall be revised to show the former lot lines. In addition, the previously dedicated eight foot wide minor

STAFF REPORT
October 4, 2007

No. 07PL119 - Preliminary Plat

ITEM 8

- drainage and utility easement located along the former lot lines shall be shown as being vacated and/or retained. If the utility easement is to be vacated, written documentation from all of the affected utility companies shall be submitted indicating concurrence with the vacation; and,
2. Prior to City Council approval of the Preliminary Plat, the plat document shall be revised to clarify the boundary between proposed Lot 1AR and existing Lot 1B.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to reconfigure three lots and to vacate a portion of a Major Drainage Easement. The property was originally platted in August, 2002.

The property is located northwest of the intersection of Smith Avenue and East Oakland Street. Currently, a townhome is located on proposed Lot 1AR and 2AR. In addition, a single family residence is located on proposed Lot 1R. The applicant has indicated that the property is being replatted as proposed due to fences being constructed incorrectly resulting in encroachments within the three lots.

STAFF REVIEW:

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

Major Drainage Easement: The Preliminary Plat identifies the vacation of a portion of a Major Drainage Easement located on proposed Lot 1R. The applicant has also submitted drainage information identifying that this portion of the easement can be vacated. In addition, staff has reviewed and approved the drainage information. As such, staff supports vacating a portion of the Major Drainage Easement as proposed.

Former Lot Lines: The plat document does not currently show the former lot lines. As such, staff is recommending that prior to City Council approval of the Preliminary Plat, the plat document be revised to show the lines as required. In addition, the previously dedicated eight foot wide minor drainage and utility easement located along the former lot lines must be shown as being vacated and/or retained. If the utility easement is to be vacated, written documentation from all of the affected utility companies must be submitted indicating concurrence with the vacation.

Infra-structure Improvements: East Oakland Street, a collector street, and Smith Avenue, a sub-collector street, abut the property and have been constructed in compliance with the Street Design Criteria Manual. As such, no additional infra-structure improvements and/or right-of-way are needed as a part of this Preliminary Plat.

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