

STAFF REPORT
November 21, 2007

No. 07PL148 - Layout Plat

ITEM 5

GENERAL INFORMATION:

APPLICANT	Wind River, LLC
AGENT	Ben Lamke for Sperlich Consulting, Inc.
PROPERTY OWNER	Beverly Hale
REQUEST	No. 07PL148 - Layout Plat
EXISTING LEGAL DESCRIPTION	The E1/2 of Lot 8 of the E/12 NE1/4, less Lot H1, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A, B and C of Lot 8 of the E/12 NE1/4, less Lot H1, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.48 acres
LOCATION	4961 Sheridan Lake Road
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 Water and Sewer
DATE OF APPLICATION	10/25/2007
REVIEWED BY	Jonathan Smith / Ted Johnson

RECOMMENDATION:

Staff recommends that the Layout Plat be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

The applicant has submitted this Layout Plat application. The property is located adjacent to Sheridan Lake Road northwest of the intersection of Chateaux Ridge Court and Sheridan Lake Road. The property is a 2.48 parcel of land. A single family residence is currently located on it. The property was platted on June 26, 1958. The applicant is requesting to divide the parcel into three separate parcels.

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The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REVIEW:

Staff has reviewed the applicant's Layout Plat request and noted the following considerations:

The applicant's site plan is not drawn to scale. In order to review the Layout Plat, the applicant's site plan must be revised and drawn to scale.

The applicant is proposing to subdivide a 2.48-acre lot into three parcels. The applicant's site plan identifies two of the parcels as having frontage on Sheridan Lake Road. No access is shown to the third parcel. The applicant is required to either obtain a legal means of access to the third parcel, or omit the parcel from the Layout Plat.

Staff recommends that this item be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to identify access to Lot 3 or omit Lot 3 from this plat application, and to submit a site plan that is drawn to scale.