

STAFF REPORT

October 25, 2001

No. 01PL104 - Layout Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Paul and Sandra Thielen
REQUEST	No. 01PL104 - Layout Plat
LEGAL DESCRIPTION	Lots 1 and 2 of Lot 9 of Block 10 of Mountain View Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.43 acres
LOCATION	2216 Cerro Court
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	General Agriculture District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planning Commission acknowledge the applicant's request to withdraw the Layout Plat application.

GENERAL COMMENTS: The applicant has submitted a Layout Plat to subdivide an existing lot into two lots. The property is located at the northern most terminus of Cerro Court. Currently, a single family residence is located on proposed Lot 1. Proposed Lot 2 is void of any structural development.

STAFF REVIEW: The Layout Plat does not identify access to proposed Lot 2. The topographic constraints of the property may preclude constructing a road that does not exceed the maximum allowable grades as regulated by the Street Design Criteria Manual. In addition, the Fire Department has indicated that it may be difficult to provide an on-site emergency vehicle turnaround. The Engineering Division has also indicated that any further development of the subject property will create additional drainage and may negatively impact Lot 8 located directly west of the property. As such, the applicant has requested that the Layout Plat be withdrawn. A revised Layout Plat, identifying access to Lot 2 and identifying the grade(s) of the road and an on-site emergency vehicle turnaround, may be submitted at a later date.