

STAFF REPORT
May 26, 2005

No. 05PL078 - Preliminary Plat

ITEM 54

GENERAL INFORMATION:

PETITIONER	Cody Schad
REQUEST	No. 05PL078 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1 and Lot 2, Block 2, Skyview North Subdivision, located in the E1/2 of the SE1/4 of Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1R and Lot 2R, Block 2, Skyview North Subdivision, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .8187 acres 1.9905
LOCATION	2050 and 2060 Harney Drive
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 (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/29/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to reflect the red line comments on the plat and the red lined drawing shall be returned;
2. Prior to Preliminary Plat approval by the City Council, a revised plat shall be submitted showing the west 130 feet of the existing 20 foot wide access easement to remain with the remainder to be vacated with this plat;

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3. Prior to Planning Commission approval, a revised topography plan including drainage and silt/sediment control measures for the driveway shall be submitted accurately showing the contours to determine if the driveway slope will exceed the permitted 15 percent. Staff also recommends that a plan and profile of the driveway be submitted to insure the slope requirement is being met;
5. Prior to Preliminary Plat approval by the City Council, the Signature Block area of the plat shall be revised to accurately reflect all of the required certificates; and,
6. Prior to Planning Commission approval, the site plan shall be revised to show the building envelope in conformance with the required setbacks of the Zoning Ordinance.

GENERAL COMMENTS: The applicant is requesting a Preliminary Plat to subdivide two existing lots totaling 2.5358 acres into two lots with Lot 1R having .8187 acres and Lot 2R having 1.1718 acres. The subject property was originally platted in 1999 and is located within the Skyview North Planned Residential Development. The applicant has also submitted a Major Amendment to the Planned Residential Development (05PD032) to allow the construction of a house outside of the approved building envelope.

The subject property is located along the northeast side of Harney Drive east of Sheridan Lake Road and is currently void of any structural development.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Red Line Comments: Staff noted that the original plat of the subject property had several notes on the plat that were left off of the applicant's plat. As such, staff has written red line comments on the plat identifying the notes that need to be added to the plat. Prior to Preliminary Plat approval by the City Council, the plat must be revised to reflect the red line comments on the plat and the red lined drawing must be returned.

Vacation of Easement: The applicant is proposing to vacate an existing 20 foot wide access easement that is located along the lot line between the existing Lot 1 and Lot 2. Staff supports the vacation of the east half of the easement as it is not necessary to provide access to the rear of the lot. However, staff is recommending that the west 130 feet of the easement remain as it does provide for a shared access to the two proposed lots. As such, a revised plat must be submitted showing the west 130 feet of the existing 20 foot wide access easement to remain with the remainder to be vacated with this plat.

Driveway Grades: One of the stipulations of approval for the Planned Residential Development requires that if the proposed driveway grade exceeds 15% for any lot, a sprinkler system shall be installed in the dwelling unit. Plans for the sprinkler system shall be submitted for review and approval by the Fire Department. Staff noted that the contours on the submitted topographic plan do not match the elevations listed. As such, a revised topographic plan including drainage and silt/sediment control measures for the driveway must be submitted accurately showing the contours to determine if the driveway slope will exceed the permitted 15 percent. Staff also recommends that a plan and profile of the driveway be submitted to insure the slope requirement is being met. Staff also noted that if the driveway slope exceeds the permitted 15 percent grade, the proposed single family residence must be fully fire sprinklered.

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Signature Blocks: The Pennington County Register of Deeds noted that some of the City Certificates on the Preliminary Plat are not accurate or are not located on the Plat. Prior to Preliminary Plat approval by the City Council, the Signature Block area of the plat must be revised to accurately reflect all of the required certificates.

Building Envelope: The subject property is located within the Skyview North development which received Final Plat approval by the City Council on August 20, 2001. As part of the Final Plat approval, building envelopes were identified. As previously indicated, the applicant is proposing to construct a single family residence on the subject property outside of the approved building envelope. The proposed location of the house meets the minimum setback requirements of the Low Density Residential Zoning District. However, staff noted that the applicant's site plan shows the new building envelope to be setback eight feet from the all side lot lines and the rear lot line. The applicant has indicated that the proposed single family residence to be located on the subject property will be a two story building requiring a minimum side yard setback of 12 feet. The Low Density Residential Zoning District also requires a minimum rear yard setback of 25 feet. As such, the site plan must be revised to show the building envelope to conform to the required setbacks of the Zoning Ordinance.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the above stated stipulations.