

STAFF REPORT

September 7, 2000

PLAT #00PL081 - Preliminary and Final Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Dream Design for Legacy Land Development
REQUEST	PLAT #00PL081 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 5 and 6, Block 2 and Lots 18 thru 24, Block 6 and Lot 2, Block 7 of The Meadows Subdivision, located in a portion of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.769 Acres
LOCATION	West of the intersection of Field View Drive and Derby Lane
EXISTING ZONING	Low Density Residential-II District - General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential-II District
South:	Medium Density Residential District
East:	Low Density Residential-II District
West:	General Agriculture District - Low Density Residential District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to Planning Commission approval of the Preliminary Plat, a grading plan, an erosion control plan and a revegetation plan shall be submitted for review and approval;
2. Prior to Planning Commission approval of the Preliminary Plat, a geotechnical evaluation of soils shall be submitted for review and approval to determine pavement design;
3. Prior to Planning Commission approval of the Preliminary Plat, a drainage plan in compliance with the South Robbinsdale Drainage Basin Design Plans shall be submitted for review and approval;
4. Prior to City Council approval of the Preliminary Plat, all necessary changes shall be made to the Engineering plans as identified on the red lined drawings;

Emergency Services Communication Center Recommendations:

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5. Prior to City Council approval of the Final Plat, the plat shall be revised to show "Preakness Court" as "Preakness Street";

Register-of-Deed's Office Recommendation:

6. Prior to Final Plat approval by the City Council, the plat shall be revised to show the lots in Block 6 starting with the number 7 and the lot in Block 7 to be shown as Lot 1;

Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, that portion of the subject property currently zoned General Agriculture District shall be rezoned to Low Density Residential District or a lot size variance shall be obtained; or the plat shall be revised to eliminate that portion of the subject property currently zoned General Agriculture District;
8. Prior to Final Plat approval by the City Council, the plat shall be revised to include all property owners;
9. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
10. Prior to Final Plat approval by the City Council, surety for any subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to subdivide an approximate 5.769 acre parcel of land into ten residential lots and to extend Field View Drive to the west lot line of the proposed development. The lots range in size from .201 to .837 acres. The proposed development is to be known as "The Meadows Subdivision".

On May 3, 1993, the City Council approved a Layout Plat to create an 80 lot residential development with three tracts of commercial development to be located along Catron Boulevard. The residential development was to be known as "South Meadows Subdivision". Also approved was a Master Plan identifying the road networking between the proposed subdivision, Dakota Ridge Subdivision and MJK Subdivision. The Master Plan also identified road connections through these developments to Minnesota Street and Elm Avenue. The subject property is a part of the previously approved Layout Plat and Master Plan.

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

Zoning: The property is currently zoned Low Density Residential-II District with the eastern portions of Lot 18, Block 6 and Lot 2, Block 7 zoned General Agriculture District. The General Agriculture District requires a minimum lot size of 20 acres. Prior to Final Plat approval, that portion of the subject property currently zoned General Agriculture District must be rezoned to Low Density Residential District or a lot size variance must be obtained. The applicant also has the option of removing that portion of the property zoned General Agriculture District from the proposed plat prior to Final Plat approval.

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Land Use: The South Robbinsdale Neighborhood Future Land Use Plan identifies the subject property as appropriate for low density residential use with an anticipated gross density of 2.4 dwelling units per acre. The proposed plat equates to a gross density of 2.08 dwelling units per acre, well within the anticipated density of the South Robbinsdale Neighborhood Future Land Use Plan.

Master Plan: As previously indicated, a Master Plan was approved in 1993 identifying the road networking between the proposed subdivision and the surrounding development as well as road connections to Minnesota Street and Elm Avenue. The proposed plat identifies the extension of Field View Drive to the west lot line and the construction of a cul-de-sac to serve as access to seven lots in the northern portion of the subject property. The proposed road(s) are consistent with the roadways identified on the Master Plan for this area.

Labeling: The Emergency Services Communication Center and the Fire Department have indicated that the plat must be revised to show "Preakness Court", a cul-de-sac, as "Preakness Street" in order to maintain road name consistency with the road that extends directly south of the cul-de-sac. Prior to Final Plat approval, the road name must be revised on the plat as requested.

As previously indicated, a portion of the plat extends to the west onto property currently zoned General Agriculture District. Prior to Final Plat approval, the plat must be revised to include the property owner of that portion of the subject property zoned General Agriculture or the plat must be revised to eliminate that portion of the subject property from the proposed plat.

The Register-of-Deed's Office has indicated that the plat must be revised to show the lots in Block 6 starting with the number 7 and the lot in Block 7 to be shown as Lot 1. Staff is recommending that prior to Final Plat approval, the lots be renumbered as required by the Register-of-Deed's Office.

Drainage and Grading: The Engineering Division has indicated that a geotechnical evaluation of soils must be submitted to determine pavement design. In addition, a grading plan, an erosion control plan and a revegetation plan must be submitted. The erosion control plan must identify a siltation pond and the location of a silt fence. A drainage plan in compliance with the South Robbinsdale Drainage Basin Design Plans must also be submitted for review and approval. Staff is recommending that this information be submitted for review and approval prior to Planning Commission approval.

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed, or surety must be posted. Staff is recommending that all subdivision improvements be completed prior to Final Plat approval or that surety be posted.