

STAFF REPORT

July 5, 2001

PLAT #01PL057 - Preliminary and Final Plat

ITEM 55

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for John Skulborstad
REQUEST	PLAT #01PL057 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 1 of Lot F-1 of Fish Hatchery Subdivision formerly a portion of Lot F-1 of Fish Hatchery Subdivision located in the NE1/4 SE1/4 of Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4 acres
LOCATION	North of the intersection of Jackson Boulevard and Chapel Lane
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Park Forest District
PUBLIC UTILITIES	To be extended
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 Preliminary Plat approval by the City Council, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, water and sewer plans prepared by a Registered Professional Engineer showing the extension of water mains and the extension of sanitary sewer mains and service lines shall be submitted for review and approval. In addition, the construction plans shall identify the location of street light conduit;
2. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval;
3. Prior to Final Plat approval by the City Council, drainage easements shall be shown on the plat as required by the Engineering Division;

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4. Prior to Final Plat approval by the City Council, the plat shall be revised to show a non-access easement along Jackson Boulevard except for the approved approach location(s);
5. Prior to Final Plat approval by the City Council, a note shall be placed on the plat identifying an eight foot wide utility easement along the interior side of all lot lines;

Urban Planning Division Recommendations:

6. Prior to Preliminary Plat approval by the City Council, road construction plans for the proposed future access easement to the unplatted balance shall be submitted for review and approval or the plat shall be revised to preclude that area of the property identified as the location of the future access easement. If left as a part of this plat, the easement shall be identified as public right-of-way and built to City standards;
7. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
8. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat to create a four acre lot, leaving a 22.2 acre unplatted balance. The applicant has also submitted a Subdivision Regulations Variance request to waive the requirement for sewer, water and street light conduit. (See companion item # 01SV013.)

The applicant had previously submitted a Preliminary and Final Plat on the subject property to create a one acre lot and a rezoning request to rezone the one acre from Park Forest to Office Commercial with an Initial and Final Planned Commercial Development. At the June 7, 2001 Planning Commission meeting, the applicant requested that these items be denied without prejudice. On June 8, 2001, the applicant submitted a revised Preliminary and Final Plat and a Subdivision Regulations Variance as identified above. The applicant had originally proposed to locate a photography studio on the property. The applicant has since indicated that a residence will be constructed on the property at this time and that, eventually, a photography studio may be proposed as a major home occupation.

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

Access: Jackson Boulevard is located along the south lot line and serves as legal access to the subject property. The applicant has submitted a Master Plan identifying that two approaches located along Jackson Boulevard will serve to access the proposed residence and the unplatted balance, respectively. In addition, the Master Plan identifies a proposed future access easement extending across the subject property to the unplatted balance. The proposed future access easement will serve as the only physical means of access to the eastern portion of the unplatted balance. Physical access to the western portion of the property can be obtained through the Cleghorn Canyon Subdivision, however, an easement

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and/or right-of-way has not been recorded identifying the road as a legal means of access. Staff is recommending that, as a part of this plat, the proposed future access easement extending across the subject property be platted as public right-of-way and constructed to City standards. Allowing this plat to go forward without securing physical access to the unplatted balance may result in access issues as the site continues to develop. In lieu of constructing the road at this time, the applicant may revise the plat to eliminate that area identified as the location of the future access easement from the proposed lot.

Jackson Boulevard is classified as a principal arterial road on the Major Street Plan. As such, staff is recommending that a non-access easement be located along the front lot line except for the approved approach location(s).

Drainage Plan: The Engineering Division has indicated that a drainage plan must be submitted for review and approval. In addition, drainage easements must be shown on the plat as required by the Engineering Division. In particular, a drainage easement must be shown along the east side of the subject property. The drainage plan must identify flows as well as the physical parameters of the drainage channel and a drainage crossing at Jackson Boulevard. In addition, any future crossing(s) or channelization or development to the west and upstream must be included in the drainage analysis. Since this area discharges into Rapid Creek, water quality enhancement must be considered.

Master Plan: During the review of the previously submitted Preliminary and Final Plat, staff reviewed a Master Plan for the entire 26.2 acre parcel and noted several concerns relative to the grade of the proposed road as well as the design of the road and the proposed length of the cul-de-sac. In addition, water service issues were identified for the proposed upper level lots located at the end of the cul-de-sac. The applicant has submitted a revised Master Plan as a part of this plat submittal identifying the proposed lot as a four acre parcel in lieu of a one acre lot. No other part of the Master Plan has been altered. Allowing the subject property to be platted does not indicate acceptance of the Master Plan. The above referenced issues must be addressed prior to the Master Plan being approved.