

STAFF REPORT

January 24, 2002

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**No. 02PL001 - Final Plat**

**ITEM 11**

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GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Park Hill Development, Inc.
REQUEST	<b>No. 02PL001 - Final Plat</b>
EXISTING LEGAL DESCRIPTION	Unplatted portion of NE1/4 SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Block 1; Lots 1, 2, 3, 4A, 4B, 5, 6, and 7A, 7B of Block 2; Lots 1, 2, 3, 4, 5, 6, and 7 of Block 3; and Lots 1, 2, 3, and 4 of Block 4 and dedicated right-of-way of Park Meadows Subdivision located in the NE1/4 of SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.80 acres
LOCATION	Lying between Wilma Street, Oakland Street and Hoefer Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/28/2001
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat, the plat shall be revised to show a non-access easement: 1) along the south 50 feet of the west lot line and the south lot line, except for the approved approach location, of Lot 4B, Block 2; 2) the south 50 feet of the west lot line, the south lot line, except for an approved approach location, of Lot 7B, Block 2; 3) the east 50 feet of the south lot line and the south 50 feet of the east lot line of Lot 1, Block 1; and, 4) the west 50 feet of the north lot line and the north 50

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- feet of the west lot line of Lot 4, Block 4;
2. Prior to City Council approval of the Final Plat, a physical barrier shall be placed at the east end of Sydney Drive until such time as the site grading is complete and the silt pond is eliminated;

Urban Planning Division Recommendations:

3. Prior to City Council approval of the Final Plat, a Variance to the Subdivision Regulations shall be obtained to allow the lot length to be greater than twice the lot width, or the plat shall be revised to comply with the length to width requirement;
4. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted for review and approval; and,
5. Prior to City Council approval, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Final Plat to create a 21 lot residential development as Phase One of the Park Meadow Subdivision development. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. (See companion item #02SV002.)

On December 14, 2001, the applicant submitted a Layout Plat to create a 99 lot residential development to be known as Park Meadow Subdivision, including the subject property. In addition, the applicant submitted a Preliminary Plat to create 21 lots as Phase One of the development, 17 single family residential lots and four townhome lots. The Layout Plat identifies that 42 lots will be platted in Phase Two, 13 lots in Phase Three and the remaining 23 lots in Phase Four of the development. On January 10, 2002, the Planning Commission recommended approval of the Preliminary Plat. The City Council will hear this item at the January 21, 2002 City Council meeting.

On September 17, 2001, the City Council approved Layout Plat #01PL091 to subdivide the subject property into 117 residential lots.

STAFF REVIEW:

Staff has reviewed the Layout and Preliminary Plat and has noted the following considerations:

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet; the lot length shall not be greater than twice the lot width". The proposed Preliminary Plat identifies that nine lots will have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

Non-access Easements: The Subdivision Regulations state that access must be taken from the

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lesser order street(s). East Oakland Street extends west from S. D. Highway 79 to Elm Avenue, through the subject property. East Oakland Street is classified as a collector road on the Major Street Plan. As such, the Engineering Division has indicated that the a non-access easement must be shown: 1) along the south 50 feet of the west lot line and the entire south lot line, except for the approved approach location, on Lot 4B, Block 2; 2) the south 50 feet of the west lot line and the entire south lot line, except for an approved approach location, of Lot 7B, Block 2; 3) the east 50 feet of the south lot line and the south 50 feet of the east lot line of Lot 1, Block 1; and, 4) the west 50 feet of the north lot line and the north 50 feet of the west lot line of Lot 4, Block 4.

Road Name Signs: The Fire Department has indicated that road name signs must be posted prior to the start of construction utilizing combustible materials. The road name signs may be of a temporary design during the preliminary construction phase of the development. However, permanent signs must be installed as required by the Street Design Criteria Manual upon completion of the road(s). Staff is recommending that the applicant work with the Fire Department to insure that road name sign(s) are posted as identified.

Grading: The Engineering Division has indicated that the grading plan identifies a silt basin located at the east end of Sydney Drive. The silt basin is designed to accommodate run-off and prevent erosion during site grading of the property. The Engineering Division has indicated that a barrier must be placed at the east end of Sydney Drive on the subject property until such time as the grading is completed and the silt pond is eliminated.

Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.