

STAFF REPORT

February 7, 2002

No. 02PL004 - Preliminary and Final Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Michael Hanson for Patrick Hall
REQUEST	No. 02PL004 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lots 23, 24, and 34 of Ridge Park Subdivision #4 located in NW1/4 NE 1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 23R of Ridge Park Subdivision #4 (formerly Lots 23, 24 and 34 of Ridge Park Subdivision #4) located in NW1/4 NE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.23 acres
LOCATION	Northeast corner of the intersection of Flormann Street and Hyland Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (PRD)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	01/11/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to City Council approval, the plat shall be revised to provide for the dedication of one foot of right of way along the Flormann Street frontage and four and one half feet of right of way along the Hyland Drive frontage;
2. Prior to City Council approval, the plat shall be revised to provide non-access easements along both the Hyland Drive and Flormann Street lot lines. The non-access easement shall extend from the southwest corner of the proposed lot north along Hyland Drive to the north lot line of existing Lot 23 and east along Flormann Street for a minimum of 85 feet;

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3. Prior to City Council approval, the lot lines in the southwest corner of the proposed Lot 23R shall be revised by eliminating the arc and extending the south lot line west and the west lot line south to create an approximately ninety degree corner in the southwest corner of the proposed lot;

Air Quality Department Recommendations:

4. That an Air Quality Construction Permit shall be obtained if more than one acre of surface area is disturbed prior to the issuance of any building permits or grading permits;

Urban Planning Division Recommendations:

5. Prior to City Council approval of the Final Plat, the applicant shall submit the required petition with adjoining property owner's signatures consenting to the vacation of the private street;
6. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
7. 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 fee shall be paid or a subdivision variance shall be obtained.

GENERAL COMMENTS: This proposed plat will combine three existing lots into one lot. The subject property is located in the northeast corner of the intersection of Flormann Street and Hyland Drive. The parcel is 1.23 acres in size and is currently undeveloped.

The adopted Major Street Plan identifies Flormann Street as a collector and Hyland Drive is classified as a lane/place. The Street Design Criteria Manual requires that properties that have frontage on more than one street shall take access from the less traveled street frontage. On January 7, 2002 the City Council approved a Special Exception to the Street Design Criteria Manual to allow an approach from Flormann Street rather than Hyland Drive to the subject property.

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

Dedication of Right Of Way: As mentioned previously, Flormann Street is classified as a collector street on the adopted Major Street Plan and Hyland Drive is classified as a lane/place. The Street Design Criteria Manual requires a minimum right of way width of 76 feet for collector streets and 49 feet for lane/place streets. Currently, 75 feet of right of way is dedicated along the Flormann Street frontage of the subject property and 40 feet of right of way is dedicated along the Hyland Drive frontage. Staff is requesting that the applicant revise the plat to show the dedication of one foot of additional right of way along the Flormann Street frontage and four and one half feet of additional right of way along the Hyland Street frontage.

Lot Configuration: The subject property is located in the northeast corner of the intersection of Hyland Drive and Flormann Street. The corner of Lot 23 abutting this intersection was originally platted with an arc rather than a ninety degree corner as is typical at the intersection of two right of ways. Because Hyland Drive intersects Flormann Street at a

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ninety degree angle, staff is recommending that the applicant revise the plat by removing the arc at the southwest corner of the lot and extending the south lot line to the west and the west lot line to the south to create an approximately ninety degree corner. This revision will require that a portion of the existing right of way be vacated as a part of this plat.

Non-access Easements: The Engineering Department has noted that the plat must be revised to include non-access easements along both Hyland Drive and Flormann Street. The non-access easement should extend from the southwest corner of the proposed lot north along Hyland Drive to the north lot line of existing Lot 23 and east along Flormann Street for a minimum of 85 feet.

Subdivision Name: The Register of Deeds has noted that currently the subdivision name for the existing Lots 23, 24 and 34 is Ridge Park # 4 Subdivision rather than Ridge Park Subdivision # 4 as shown on the proposed plat. The Register of Deeds had requested that the applicant revise the plat to reflect the original subdivision name of Ridge Park # 4 Subdivision.

Engineering Comments: A site inspection of the subject property revealed that the intersection of Hyland Drive and Flormann Street does not have any traffic control signage and the existing street light is located approximately 50 feet north of the intersection. The Engineering Division is encouraging the applicant to install a stop sign at this intersection to provide some form of traffic control at this intersection and relocate the street light in closer proximity to the intersection.

Vacation of Platted Private Street: Currently, Lot 34 is platted as a private street and Lots 23 and 24 are residential lots. The applicant is proposing to combine the three lots into one residential lot. Because Lot 34 has been designated as a private street, state law requires that the applicant must have the owners of the property adjoining Lot 34 sign a petition consenting to the vacation of the private street. Staff is recommending that prior to City Council approval the applicant shall submit the required petition.

Road Improvements: The platting of this property triggers the requirement to improve that portion of Hyland Drive and Flormann Street that abuts the subject property. According to the City's Street Design Criteria Manual, this would necessitate the following improvements to Hyland Drive: paving, curb and gutter, sidewalks, street lights and sewer. Flormann Street is a paved road with curb and gutter, water, sewer and street lights. Sidewalks along the Flormann Street frontage are the only improvement being triggered by the proposed platting. The petitioner has applied for a Subdivision Variance request to waive all such improvements (see related Subdivision Variance request #02SV003). City Staff is supportive of waiving all road improvement requirements because the proposed plat decreases the density of the subdivision thereby reducing the traffic and drainage volume within the subdivision. This is consistent with the practice of the Planning Commission and City Council.