

STAFF REPORT

March 21, 2002

No. 02PL006 - Preliminary and Final Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Larry Lewis and Kenneth Kirkeby
REQUEST	No. 02PL006 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 19R2 of Fairway Hills PRD and a portion of Tract SB of Springbrook Acres located in the SW1/4 NE1/4, NW1/4 SE1/4, and SE1/4 NW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Parcel A of Tract SB of Springbrook Acres Addition and Lot 19R3 of Fairway Hills PRD located in the SW1/4 NE1/4, NW1/4 SE1/4, and SE1/4 NW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 41.91 acres
LOCATION	East of Fairway Hills and Sandstone Ridge Subdivision
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Medium Density Residential District/Planned Residential Development and Park Forest
South:	Park Forest District
East:	Park Forest District
West:	Medium Density Residential District/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/25/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

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1. Prior to Preliminary Plat approval by the City Council, road construction plans for the cul-de-sac at the end of Holiday Lane shall be submitted for review and approval. A sidewalk shall be provided along the cul-de-sac or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Final Plat approval by the City Council, the plat shall be revised to show the dedication of public right-of-way for the cul-de-sac at the end of Holiday Lane;

Fire Department Recommendations:

3. Prior to City Council approval of the Final Plat, the applicant shall work with the Fire Department to develop and implement a Fire Mitigation Plan;
4. The Uniform Fire Code shall be continually met;

Urban Planning Division Recommendations:

5. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
6. 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:

This item was continued at the February 21, 2002 Planning Commission and again at the March 7, 2002 Planning Commission meeting at the applicant's request. No other part of this Staff Report has been revised. The applicant has submitted a Preliminary and Final Plat to subdivide a 1.68 acre lot and a 63.130 acre parcel into two lots leaving an approximate 24 acre non-transferable balance. The proposed lots will be 14.91 acres and 27 acres in size, respectively. Currently, a single family residence and a stable are located on the proposed 27 acre lot. The balance of the property is void of any structural development.

The applicant has also submitted a Variance to the Subdivision Regulations to allow a sidewalk along half of the cul-de-sac located at the end of Holiday Lane. (See companion item #02SV006.)

STAFF REVIEW:

Staff has reviewed the Preliminary and Final Plat and has identified the following considerations:

Access: Byrnwood Drive serves as legal access to the 27 acre lot and is currently built to City standards. Holiday Lane serves as access to the 14.91 acre lot. Holiday Lane, extending west from the subject property is also currently built to City standards. (Please note, a Variance to the Subdivision Regulations was previously obtained to allow a sidewalk along one side of Holiday Lane.) A temporary turnaround currently exists on the subject property at the end of Holiday Lane. The Engineering Division has indicated that the plat must be revised to show the dedication of public right-of-way for the cul-de-sac. In addition, road construction plans for the cul-de-sac must be submitted for review and approval. The road

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construction plans must identify the extension of City sewer and water to the end of the cul-de-sac.

As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow a sidewalk along half of the cul-de-sac. Prior to Final Plat approval, the sidewalk must be constructed along the entire cul-de-sac or the Subdivision Regulations Variance must be obtained.

Fire Department: The Fire Department has indicated that the property is located in a moderate to high Wild Fire Hazard Area. As such, the Fire Department has indicated that the applicant must work with the Fire Department to design and implement a Fire Mitigation Plan prior to City Council approval of the Final Plat.

The Fire Department has also indicated that any private driveways in excess of 150 feet must provide an emergency turnaround area to accommodate Fire Department apparatuses as required by the Uniform Fire Code. Staff is recommending that the Uniform Fire Code be continually met.

Non-transferable Balance: Subdividing the property as proposed will leave an approximate 24 acre non-transferable parcel in the southern portion of the property. The applicant should be aware that prior to transferring ownership of the 24 acre parcel, a Preliminary and Final Plat must be approved.

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