

STAFF REPORT

March 21, 2002

No. 02PL014 - Preliminary and Final Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Park Hill Development Inc.
REQUEST	No. 02PL014 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 1 of Park Meadows Subdivision, located in the NE1/4 SE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1A and 1B of Block 1 of Park Meadows Subdivision, located in the NE1/4 SE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.30 acres
LOCATION	At the northwest corner of the intersection of East Oakland Street and Smith 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:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/22/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. A Special Exception is hereby granted to allow access to proposed Lot 1B from East Oakland Street in lieu of Smith Avenue, the lesser order street, as required by the Street Design Criteria Manual;
2. A Special Exception is hereby granted to allow an approach to be located 62 feet from the intersection of a collector road and a local road in lieu of the minimum required distance of 75 feet as required by the Street Design Criteria Manual;
3. Prior to City Council approval of the Final Plat, the plat shall be revised to show a shared

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access easement along the common lot line of Lots 1A and 1B. In addition, the plat shall be revised to show a non-access easement along Smith Avenue; and,

Register of Deed's Office Recommendation:

4. Prior to City Council approval of the Final Plat, the plat title shall be revised to show "formerly Lot 1 of Block 1" in parenthesis.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to subdivide one lot into two lots. On February 4, 2002, the City Council approved Preliminary and Final Plat #02PL001 to create a 21 lot residential development as Phase One of the Park Meadow Subdivision development, including the subject property. The subject property was identified as a future townhome lot on the approved plat.

The subject property is located in the northwest corner of the East Oakland Street/Smith Avenue intersection and is currently void of any structural development.

STAFF REVIEW:

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

Access: East Oakland Street serves as access to both of the proposed lots. In addition, Smith Avenue is located along the east lot line of proposed Lot 1B. East Oakland Street and Smith Avenue are classified as a collector road and a local road, respectively, on the Major Street Plan. The Street Design Criteria Manual states that access must be taken from the lesser order street(s). The applicant has requested a Special Exception to allow East Oakland Street to serve as access to proposed Lot 1B in lieu of Smith Avenue. The applicant has also requested a Special Exception to allow the approach to proposed Lot 1B along East Oakland Street to be located 62 feet from the intersection in lieu of the 75 foot minimum separation requirement. The applicant has submitted a site plan showing the layout of the proposed townhome(s) on the subject property. The site plan identifies adjacent driveways located along the common lot line between the two lots off of East Oakland Street. The Engineering Division has indicated that a shared access point to the two proposed lots would minimize approach locations and, subsequently, traffic congestion along this stretch of East Oakland Drive. As such, the Engineering Division is recommending that the Special Exceptions be granted as requested with the stipulation that the plat be revised to show a shared access easement along the common lot line of the two lots. In addition, the plat must be revised to show a non-access easement along Smith Avenue.

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