

STAFF REPORT

September 26, 2002

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**No. 02PL090 - Preliminary and Final Plat**

**ITEM 17**

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GENERAL INFORMATION:

PETITIONER	Randy and Bobbie Greenway
REQUEST	<b>No. 02PL090 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 4R Revision No. 2, Lot 3R Revised and Lot 5R of Block 5 of Canyon Lake Heights Subdivision, located in the SE1/4 of the SW1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of R&B Subdivision of Block 5 of Canyon Lake Heights Subdivision, located in the SE1/4 of the SW1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.439
LOCATION	3204 Falls Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	08/27/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval, dedication of one foot of additional right of way along the Falls Drive right of way shall be shown on the plat to comply with the Street Design Criteria Manual;
2. Prior to Preliminary Plat approval, a non-access easement shall be delineated along the Falls Drive right of way abutting the subject property, except for approved driveway location;

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3. Prior to Preliminary Plat approval, surety shall be posted and inspection fees paid for an approximate 20 foot by 50 foot paved approach complying with the Street Design Criteria Manual;
4. Prior to Preliminary Plat approval, existing structures shall be shown on the proposed plat;

Urban Planning Division Recommendations:

5. Prior to Final Plat approval, the subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code shall be completed or a Subdivision Regulations Variance must be obtained;
6. Prior to Preliminary Plat approval, the note referencing building setbacks on the proposed plat shall be eliminated;
7. Prior to Final Plat approval, a signed Waiver Of Right To Protest Agreement shall be submitted; and

Register of Deeds:

8. Prior to Final Plat approval, the title of the Plat shall be revised to read "Plat of Lot 1 of R&B Subdivision (formerly Lot 4R Revision No. 2, Lot 3R Revised, and Lot 5 R of Block 5 of Canyon Lake Heights Subdivision) located in the the SE1/4 of the SW1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota".

GENERAL COMMENTS:

Both Falls Drive and Wonderland Cutoff currently have 25 foot wide paved surfaces, but do not meet the minimum City requirements for all street improvements including curb, gutter, sidewalk, paving, dry sewer, water, streetlights and conduit. On June 28, 2001, the applicant submitted a Subdivision Regulations Variance request to waive the requirements. On August 6, 2001, as a companion item to the Layout Plat application (**01PL063**), the City Council approved a Subdivision Regulations Variance (**01SV017**) to waive the requirement for the aforementioned street improvements on existing Lots 3R Revised, 5R, and 4R Revision No. 2, with the condition that the applicant sign a Waiver of Right to Protest agreement for the required improvements.

Currently, a single family residence is located on existing Lot 4R Revision No. 2, while existing Lots 3R Revised and 5R are void of structural development. The applicant wishes to combine existing Lot 3R Revised, Lot 5R and Lot 4R Revision No. 2 into one lot. The applicant also wishes to construct an unattached garage on existing Lot 3R Revised. On September 10, 2002 during site review, a gravel driveway was observed with access off Falls Drive.

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STAFF REVIEW:

Access and right-of-way: The proposed plat identifies the right-of-way widths of both Wonderland Cutoff and Falls Drive. The dedication of one foot of additional right of way along Falls Drive is necessary. The resulting 52 foot right of way will comply with the sub-collector street classification standards defined in the Street Design Criteria Manual. Additionally, an adequate non-access easement is not identified on the plat. The non-access easement should traverse the length of Falls Drive abutting the property except for the approved driveway approach to the property.

A structural site plan submitted by the applicant shows the proposed location of the Falls Drive access, driveway, the existing residence, and proposed garage. According to the site plan, the proposed driveway width exceeds the maximum width of 20 feet, as specified in Section 8 of the Street Design Criteria Manual. The Street Design Criteria Manual specifies "the driveway approach openings shall not be less than 12 feet in width and no more than 20 feet in width, exclusive of the taper".

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