

STAFF REPORT

November 21, 2002

No. 02PL105 - Layout, Preliminary and Final Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for All Around Construction Inc.
REQUEST	No. 02PL105 - Layout, Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 110, Woodridge Subdivision, located in the NE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A, B, and C of Lot 110, Woodridge Subdivision, located in the NE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.69 acres
LOCATION	Along Woodridge Drive east of Crestridge Drive
EXISTING ZONING	Low Density Residential District w/Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	Low Density Residential District w/Planned Residential Development
East:	General Commercial District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/16/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

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

Engineering Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the applicant shall review the red line drawings and submit revised plans, as necessary, for review and approval;

Fire Department Recommendations:

2. Prior to Final Plat approval by the City Council, a note shall be placed on the plat stating,

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"If driveway or street grades exceed 16 percent, then fire sprinklers shall be required for all residences";

Urban Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, sidewalks shall be installed as specified in Section 16.20.040 of the Rapid City Municipal Code, or a Subdivision Regulations Variance shall be obtained;
4. Prior to Final Plat approval by the City Council, a subdivision estimate form for the uncompleted subdivision improvements shall be submitted for review and approval; and,
5. Prior to Final Plat approval by the City Council, surety for the uncompleted improvements shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: The applicant has submitted a Layout/Preliminary/Final Plat application to divide one lot into three lots. Currently, townhomes are being constructed on the three proposed lots. The applicant has also submitted a Subdivision Regulations Variance request to waive the requirement for sidewalks along Woodridge Drive (See companion item #02SV043).

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

Utilities: Woodridge Drive along the frontage of the subject property is currently a paved street with curb and gutter. The existing Woodridge Drive right of way in the vicinity of the subject property is 40 feet in width. Currently water, sewer and private utilities occupy the right of way in this area. The City Engineering staff provided red line comments indicating the presence of sewer service lines which do not front the properties being served. Staff recommends that the applicant review the red line drawings and submit revised plans, as necessary, for review and approval by Engineering Staff prior to Preliminary Plat approval.

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