

STAFF REPORT

March 27, 2003

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**No. 03PL025 - Preliminary and Final Plat**

**ITEM 31**

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GENERAL INFORMATION:

PETITIONER	Sean Casey
REQUEST	<b>No. 03PL025 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	Lots 29, 30 and 31, Woodridge Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 29 Revised of Woodridge Subdivision, located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.89 acres
LOCATION	1183 Woodridge 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 Sewer and Water
DATE OF APPLICATION	2/21/2003
REPORT BY	Tom Kurtenbach

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, sidewalks shall be installed along Woodridge Drive and Pine Knoll Place as specified in Section 16.20.040 of the Rapid City Municipal Code, or a Subdivision Regulations Variance shall be obtained to waive the requirements;
2. Prior to Final Plat approval by the City Council, the applicant shall identify water and sewer service lines to Lots 29 and 31, and post surety for properly abandoning the water and sewer service lines;

Fire Department Recommendations:

3. Prior to Final Plat approval by the City Council, a note shall be placed on the plat stating, "If driveway or street grades exceed 16 percent, then fire sprinklers shall be required for all

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Transportation Planning Division Recommendations:

4. Prior to Final Plat approval by the City Council, the plat shall be revised to identify Woodridge Drive as right of way, and identify an additional three and one half feet of right of way along Woodridge Drive, or a Subdivision Regulations Variance shall be obtained to waive the requirement;
5. Prior to Final Plat approval by the City Council, the plat shall be revised to identify a non-access easement along Pine Knoll Place and Woodridge Drive, except for the current access location for Lot 30;

Urban Planning Division Recommendations:

6. Prior to Final Plat approval by the City Council, the Planning Director, Public Works Director and Finance Officer Minor Plat certificates shall be removed from the plat, and the Governing Body certificate shall be added;
7. Prior to Final Plat approval by the City Council, the plat heading shall be revised to read, “Lot 29 Revised of Woodridge Subdivision (Formerly Lots 29, 30 and 31 of Woodridge Subdivision), located in the NE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota”;
8. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
9. 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.

GENERAL COMMENTS: The applicant has submitted a Preliminary/Final Plat application to combine three lots into one lot. Currently, a single family residence exists on Lot 30, while Lots 29 and 31 have no structural development. The applicant has also submitted a Subdivision Regulations Variance request to waive the requirement for sidewalks along Woodridge Drive and Pine Knoll Place (See companion item #03SV011).

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

Plat Revisions: The plat document submitted by the applicant contains the Minor Plat certificates for the Planning Director, Public Works Director and Finance Officer rather than the required Governing Body certificate. Prior to Final Plat approval by the City Council, the Planning Director, Public Works Director and Finance Officer Minor Plat certificates must be removed from the plat. In addition, the Governing Body certificate shall be added.

The plat document heading does not include the township, range and section number as part of the legal description. Prior to Final Plat approval by the City Council, the plat heading must be revised to read, “Lot 29 Revised of Woodridge Subdivision (Formerly Lots 29, 30 and 31 of Woodridge Subdivision), located in the NE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota”.

Woodridge Drive: The plat does not identify Woodridge Drive as public right of way. Prior to

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Final Plat approval by the City Council, the applicant must revise the plat to identify Woodridge Drive as right of way. Currently Woodridge Drive where it abuts the subject property is 40 feet wide, and serves as a subcollector street. The Street Design Criteria Manual requires a 47 feet right of way width for a subcollector street with no on-street parking. The applicant must identify an additional three and one half feet of right of way width along Woodridge Drive, or obtain a Subdivision Regulations Variance waiving the requirement for additional right of way.

Access: Currently, access to Lot 30 is provided along Woodridge Drive. Lots 29 and 31 have no structural development at this time. The Street Design Criteria Manual states that not more than one driveway shall be allowed to any single residence. Staff recommends that the plat identify a non-access easement along Pine Knoll Place and Woodridge Drive, except for the current access location for Lot 30.

Utilities: City sewer and water currently serve the subject property. The applicant has not submitted information identifying service lines to Lots 29 and 31. Staff recommends that the applicant submit information identifying the location of the service lines, and prior to Final Plat approval by the City Council, the applicant shall post surety for properly abandoning any service lines.

Subdivision Improvements: The Subdivision Regulations require that when platting property, public infrastructure be evaluated and improved as deemed necessary to meet City Minimum Standards. Woodridge Drive and Pine Knoll Place, along the frontage of the subject property, are currently paved streets with curb, gutter, water, sewer and street lights. Sidewalks currently do not exist along Woodridge Drive and Pine Knoll Place where they abut the subject property. Staff recommends that the applicant shall either construct the sidewalk along Woodridge Drive and Pine Knoll Place or obtain a Subdivision Regulations Variance waiving the subdivision improvement requirement for sidewalk.

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