

STAFF REPORT

June 26, 2003

No. 03PL060 - Preliminary and Final Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	Dream Design International for Doyle Estes (DTH LLC)
REQUEST	No. 03PL060 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	S1/2 GL3 less Big Sky Subdivision; S1/2 GL4 less Lot H1 and Less Lot H3; SE1/4 NW1/4 less Big Sky Subdivision and Less Right-of-Way, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 3-7, Block 13; and dedicated Streets, Big Sky Subdivision, located in the SE1/4 NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.309 acres
LOCATION	Buddy Court off of Degeest Drive
EXISTING ZONING	Medium Density Residential District/Planned Development Designation
SURROUNDING ZONING	
North:	Medium Density Residential District/Planned Development Designation
South:	Medium Density Residential District/Planned Development Designation
East:	Medium Density Residential District/Planned Development Designation
West:	Office Commercial District/Planned Commercial Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/23/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

STAFF REPORT

June 26, 2003

No. 03PL060 - Preliminary and Final Plat

ITEM 11

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the subdivision construction plans shall be revised to show the construction of Homestead Street to the west lot line or a Variance to the Subdivision Regulations shall be obtained. In addition, the construction plans shall show a paved turnaround at the western most terminus of Homestead Street;
2. Prior to Preliminary Plat approval by the City Council, a revised grading plan shall be submitted for review and approval conforming to the most recent profile proposed for Homestead Street. The grading plan shall also include drainage provisions for the western portion of the subject property. All drainage improvements shall be located on the subject property and the plat document shall be revised to provide drainage easement(s) as necessary;

Urban Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
4. 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 is proposing to subdivide the subject property into five residential lots as a part of the "Big Sky Subdivision". The property is located along Buddy Court extending west from Degeest Street and is currently void of any structural development.

The construction plans for Buddy Court were approved on October 21, 2002 by the City Council as a part of the Preliminary and Final Plat review and approval for Big Sky Subdivision Phase V. (See Preliminary and Final Plat #01PL054.)

STAFF REVIEW:

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

Homestead Street: The Engineering Division has indicated that the construction plans show Homestead Street terminating approximately 125 feet from the west lot line of the subject property. In addition, the construction plans show a temporary gravel turnaround at the end of Homestead Street. Prior to Preliminary Plat approval by the City Council, the road construction plans must be revised to show the construction of Homestead Street to the west lot line or a Variance to the Subdivision Regulations must be obtained. The property located directly west of this site is under different ownership than the subject property. It may be an extended period of time before Homestead Street is extended through this site. As such, the Engineering Division has indicated that the proposed turnaround to be located at the end of Homestead Street must be paved instead of surfaced in gravel.

Grading Information: The Engineering Division has indicated that a previously submitted profile for Homestead Street identifies an approximate two foot differential in elevation for the

STAFF REPORT

June 26, 2003

No. 03PL060 - Preliminary and Final Plat

ITEM 11

western most portion of Homestead Street from the proposed elevation shown on the construction plans. As such, revised grading information must be submitted for review and approval addressing the conflict. Staff is recommending that the grading information be submitted for review and approval prior to City Council approval of the Preliminary Plat.

A revised grading plan must be submitted for review and approval conforming to the most recent profile proposed for Homestead Street. The grading plan must also include provisions for drainage for the western portion of the subject property. All drainage improvements must be located on the subject property and the plat document must be revised to provide drainage easement(s) as necessary.

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