

STAFF REPORT

May 22, 2003

No. 03PL050 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Mark Polenz for Daniel Schoenfelder
REQUEST	No. 03PL050 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot C of Schamber Section 9 NW1/4 SE1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A and Lot B of Schoenfelder Subdivision all located in the NW1/4 SE1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County South Dakota
PARCEL ACREAGE	Approximately 0.91 acres
LOCATION	3505 Western Avenue
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	04/25/2003
REPORT BY	Tom Kurtenbach

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, the applicant shall identify an additional five and one half feet as Western Avenue right of way;
2. Prior to Final Plat approval by the City Council, the applicant shall install No Parking sign(s) along Western Avenue, or post surety for the required sign(s);
3. Prior to Preliminary Plat approval by the City Council, the applicant shall submit a topographic and structural survey. A drainage plan shall be submitted for proposed Lot B;
4. Prior to Preliminary Plat approval by the City Council, the utility and minor drainage note on the plat shall be revised according to the Engineering staff red line comments;
5. Prior to Preliminary Plat approval by the City Council, an eight feet drainage easement shall be identified along the south lot line;

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6. Prior to Preliminary Plat approval by the City Council, the applicant shall submit documentation demonstrating that the Leedy Irrigation Ditch Association is in agreement with the proposed development;
7. Prior to Preliminary Plat approval by the City Council, the applicant shall submit plans for a sanitary sewer stub to proposed Lot B for review and approval;

Urban Planning Division Recommendations:

8. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;
9. Prior to Final Plat approval by the City Council, sidewalk improvements to Evergreen Drive shall be completed, or a Variance to the Subdivision Regulations shall be obtained to waive the requirement; and,
10. 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 split a 0.91 acre parcel into two lots. The property is located south of Western Avenue and west of Evergreen Drive. A single family residence is located on proposed Lot A. Proposed Lot B is void of structural development. Access to the proposed Lot A is currently provided from Western Avenue.

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

Western Avenue: Currently, Western Avenue has a right of way width of 36 feet. According to the Major Street Plan, Western Avenue is classified as a subcollector street, requiring a minimum of 47 feet of right of way with no on-street parking, or a 52 foot wide right of way with on-street parking. Staff recommends that the applicant dedicate an additional five and one half feet of right of way to provide a 47 feet right of way width along Western Avenue. This would require that the applicant install No Parking sign(s) along Western Avenue. Staff recommends that prior to Final Plat approval by the City Council, the applicant shall post surety for No Parking signs along Western Avenue.

Evergreen Drive: Evergreen Drive is a paved street without sidewalk on the west side of the street. Chapter 16 of the Rapid City Municipal Code (Subdivision Regulations) requires the installation of sidewalk on both sides of Evergreen Drive. Prior to Final Plat approval by the City Council, the subdivision improvement requirements to Evergreen Drive as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or secured, or a Subdivision Regulations Variance must be obtained.

Evergreen Drive is classified as a lane/place street. The Street Design Criteria Manual requires a 49 feet right of way width for a lane/place street. The applicant has identified the dedication of 9.84 feet of additional right of way to meet the right of way width requirement for Evergreen Drive.

Structural and Drainage: The Leedy Irrigation Ditch traverses the southern portion of proposed Lot A. The Leedy Ditch is a privately owned ditch which was developed for

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irrigation purposes. The plat document submitted by the applicant identifies the Leedy Irrigation Ditch as a 20 feet wide drainage easement. The Engineering staff recommends that the applicant consult the Ditchmaster and verify that the Leedy Irrigation Ditch actually is a drainage easement. Staff recommends that prior to Preliminary Plat approval by City Council, the applicant shall submit documentation demonstrating that the Leedy Irrigation Ditch Association is in agreement with the proposed development at the subject property. In addition, prior to Preliminary Plat approval by City Council, a major drainage easement shall be identified along the south lot line, and the utility and minor drainage note on the plat shall be revised according to the Engineering staff red line comments.

The Engineering staff recommends that the applicant submit a topographic survey of the subject property and a drainage plan for Lot B prior to Preliminary Plat approval by City Council. The drainage plan shall demonstrate that storm water flow will not enter the Leedy Irrigation Ditch.

A structural survey was not submitted by the applicant for review. Staff recommends that prior to Preliminary Plat approval by the City Council, the applicant shall submit a structural survey identifying the existing structural development and the location of utilities on the subject property and adjacent rights of way. Such survey shall document that all required setbacks and other City and/or State requirements are being met.

Utilities: The plans submitted by the applicant do not identify the utility service lines to proposed Lot B. The Engineering staff recommends that prior to Preliminary Plat approval by the City Council, the applicant shall submit plans for a sanitary sewer stub to proposed Lot B for review and approval.

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