

STAFF REPORT

September 25, 2003

No. 03PL081 - Preliminary and Final Plat

ITEM 23

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Canyon Lake Church of God
REQUEST	No. 03PL081 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 1 in SW1/4 SW1/4 of Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, less Lot H1 and H2 of said Lot 1 of the SW1/4 SW1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Hillsview Subdivision #2 and dedicated right-of-way, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.45 acres
LOCATION	1829 Hillsview Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District w/Planned Residential Development
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	07/25/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;

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2. Prior to Preliminary Plat approval by the City Council, the road construction plans shall be revised to show a sidewalk along both sides of Hillsview Drive, Red Dale Drive and West St. Patrick Street or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a cost estimate shall be submitted for review and approval; and,

Urban Planning Division Recommendations:

5. 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 fees shall be paid.

GENERAL COMMENTS:

This item was continued at the September 4, 2003 Planning Commission meeting at the applicant's request to allow the applicant additional time to review the stipulations of approval. This Staff Report has been revised as of September 14, 2003. The added and/or revised text is shown in bold print. No other part of this Staff Report has been modified.

Staff will notify the Planning Commission at the September 4, 2003 Planning Commission meeting if there are any revisions to the stipulations of approval. No other part of this Staff Report has been revised.

The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into two lots. The applicant has also submitted a Variance to the Subdivision Regulations to allow a sidewalk along one side of Hillsview Drive, Red Dale Drive and West St. Patrick Street. (See companion item #03SV029.)

On January 21, 2002 the City Council approved a Layout Plat to subdivide the subject property into three lots. In addition, a Variance to the Subdivision Regulations was granted to waive the requirement to install sidewalks along the three aforementioned streets with the stipulation that a sidewalk be constructed along the north side of West St. Patrick Street.

Currently, a 4,900 square foot church, Canyon Lake Church of God, is located on proposed Lot 2. Proposed Lot 1 is currently void of any structural development. The applicant has submitted a preliminary site plan showing the future construction of an eighteen unit apartment building on proposed Lot 1.

STAFF REVIEW:

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

Sidewalks: Currently, sidewalks exist along the east side of Hillsview Drive, the east side of Red Dale Drive and the north side of West St. Patrick Street. Prior to Preliminary Plat

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approval by the City Council, the construction plans must be revised to show sidewalks on both sides of the three streets or a Variance to the Subdivision Regulations must be obtained.

Drainage: The Engineering Division has indicated that the applicant should anticipate the need to provide on-site detention for existing and proposed development as part of the storm water plan. As such, the Engineering Division has indicated that a drainage plan must be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Water and Sewer: The Engineering Division has indicated that water and sewer plans for the proposed apartment complex, or any future use of the property, must be submitted for review and approval upon submittal of a building permit. In addition, plans and profile must be submitted for any on-site fire hydrants as per the Uniform Fire Code. The Engineering Division has also indicated that a street pavement and curb and gutter repair plan must be submitted in conjunction with the building permit.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.