

STAFF REPORT

October 9, 2003

No. 03PL095 - Layout Plat

ITEM 26

GENERAL INFORMATION:

PETITIONER	Gary and Connie Janzen
REQUEST	No. 03PL095 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 6 and 7 and the 30 foot x 150 foot private drive, all of Lot 10, Gilmore Subdivision, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.44 acres
LOCATION	2517 Plateau Lane
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	09/12/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Upon submittal of the Preliminary Plat, the plat document shall be revised to provide ten additional feet of right-of-way along Plateau Lane;
2. Upon submittal of the Preliminary Plat, road construction plans for Plateau Lane shall be provided. In particular, the road construction plans shall show Plateau Lane with a 27 foot wide paved surface, curb, gutter and sidewalk or a Variance to the Subdivision Regulations shall be obtained;
3. Upon submittal of the Preliminary Plat, the plat document shall identify all easements. In particular, the 30 foot wide sanitary and sewer easement and the five foot wide Hawthorn Irrigation Ditch easement located along the south lot line shall be identified. In addition all utility and drainage easement(s) shall be identified;
4. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;

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Register of Deed's Office Recommendation:

5. Upon submittal of the Preliminary Plat, a plat document showing a title and road name(s) shall be submitted for review and approval;

Pennington County Planning Department Recommendation:

6. Upon submittal of the Preliminary Plat, a structural site plan shall be submitted for review and approval;
7. Prior to Preliminary Plat approval by the City Council, a Variance shall be obtained from the Pennington County Board of Adjustment to reduce the minimum required 25 foot front yard setback if required as determined by the structural site plan;

Urban Planning Division Recommendations:

8. 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:

The applicant has submitted a Layout Plat to combine three properties into one lot. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and sidewalk and to improve paving along Plateau Lane as it abuts the subject property. (See companion item #03SV037.)

The subject property is located in the southwest corner of the Plateau Lane/Albert Lane intersection. Currently, a single family residence, a detached garage and a shed are located on the property.

STAFF REVIEW:

Staff has reviewed the Layout Plat and has noted the following considerations:

Plateau Lane: Plateau Lane is located along the east lot line of the subject property and is classified as a local street requiring a minimum 60 foot wide right-of-way with a minimum 27 foot wide paved surface, curb, gutter and sidewalk. Currently, this section of Plateau Lane has a 50 foot wide right-of-way with an approximate 22 foot wide paved surface. In addition, this section of Plateau Lane does not currently have curb, gutter or sidewalk(s). Upon submittal of a Preliminary Plat, the plat document must show an additional ten feet of right-of-way along Plateau Lane. In addition, road construction plans must show Plateau Lane with a 27 foot wide paved surface, curb, gutter and sidewalk or a Variance to the Subdivision Regulations must be obtained.

Pennington County Planning Department: It appears that the single family residence is currently located approximately 29 feet from the front lot line as it abuts Plateau Lane. Dedicating an additional ten feet of right-of-way for Plateau Lane as required per the City's Street Design Criteria Manual will result in an approximate 19 foot front yard setback. The

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property is zoned Suburban Residential District requiring a minimum 25 foot front yard setback. As such, upon submittal of a Preliminary Plat, a structural site plan must be submitted for review and approval. In addition, a Variance from the Pennington County Board of Adjustment to reduce the front yard setback must be obtained, if necessary as determined by the structural site plan, prior to Preliminary Plat approval.

Plat Document: Currently, a 30 foot wide sanitary and sewer easement and a five foot wide Hawthorn Irrigation Ditch easement are located along the south lot line. The Rapid Valley Sanitary District as indicated that a sewer main is located in the easement and, as such, the plat document must continue to show the easement. Staff is recommending that upon submittal of the Preliminary Plat, the plat document must identify the 30 foot wide sanitary and sewer easement and the five foot wide Hawthorn Irrigation Ditch easement. In addition, all existing and proposed utility and drainage easement(s) must be identified.

The Register of Deed's Office has indicated that a plat document showing a title and road name(s) must be submitted for review and approval. Staff is recommending that a plat document showing easements, a title and road name(s) be submitted for review and approval upon submittal of the Preliminary Plat.

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