

STAFF REPORT

December 18, 2003

No. 03PL113 - Preliminary and Final Plat

ITEM 22

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03PL113 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance of the SW1/4 of the NE1/4 Section 29 and a part of Picardi Ranch Road located in the SW1/4 of the NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 12 of Block 6, Red Rock Estates located in the SW1/4 of the NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.427 acres
LOCATION	Along Muirfield Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/14/2003
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, the road construction plans shall be submitted for review and approval showing a minimum right-of-way of 68 feet in lieu of 52 feet for Muirfield Drive or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Final Plat approval by the City Council, the plat document shall be revised to

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- show a 20 foot wide sewer service easement extending west of the subject property to the existing sewer main location;
3. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;

Register of Deed's Office Recommendation:

4. Prior to City Council approval by the City Council, the plat document shall be revised adding "Phase 1A" after "Red Rock Estates" on the title;

Urban Planning Division Recommendations:

5. Prior to City Council approval by the City Council, all affected utility companies indicate concurrence with the proposed utility easement vacation; and,
6. 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 Preliminary and Final Plat to create a .427 acre residential lot. The applicant has also submitted a Variance of the Subdivision Regulations to reduce the right-of-way width of Muirfield Drive from 68 feet to 52 feet. (See companion item #03SV47.)

The subject property is located directly west of the Prestwick Road/Muirfield Drive intersection and is part of the Red Rock Estates development. Currently, the subject property is void of any structural development.

STAFF REVIEW:

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

Zoning: The property is currently zoned General Agriculture District. The General Agriculture District requires a minimum 20 acre lot size for a single family residence. As such, prior to issuance of a building permit for a residence, the property must be rezoned to Low Density Residential Development.

Muirfield Drive: Muirfield Drive serves as legal access to the subject property and is classified as a collector street on the City's Major Street Plan. As such, Muirfield Drive must be constructed as a minimum 68 foot wide right-of-way and a 32 foot wide paved surface. Currently, Muirfield Drive is constructed with a 52 foot wide right-of-way and a 32 foot wide paved surface. As such, prior to Preliminary Plat approval by the City Council, road construction plans must be submitted for review and approval showing a minimum right-of-way of 68 feet in lieu of 52 feet for Muirfield Drive or a Variance to the Subdivision Regulations shall be obtained.

Sewer Service Easement: The Engineering Division has indicated that a sewer service line

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must be extended from a sewer main located directly west of the subject property to the proposed lot. As such, prior to Final Plat approval by the City Council, the plat document must show a 20 foot wide sewer service easement from the sewer main to the subject property as identified.

Utility Easement: A note on the plat document identifies that acceptance of this plat hereby vacates a utility and platted private roadway within the boundaries of the plat (Picardi Ranch Road). Prior to City Council approval by the City Council, all affected utility companies must indicate concurrence with the proposed utility easement vacation.

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