

STAFF REPORT

February 19, 2004

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**No. 04PL002 - Preliminary Plat**

**ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Timothy Kopren
REQUEST	<b>No. 04PL002 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of Block 1, Clarkson Subdivision, located in the NE1/4 of the NE1/4 Section 31, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A and Lot B of Lot 2 of Block 1, Clarkson Subdivision, located in the NE1/4 of the NE1/4 of Section 31, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.833 acres
LOCATION	7989 Clarkson Road
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	Private on-site wastewater/Community water
DATE OF APPLICATION	01/23/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

1. Prior to City Council approval of the Preliminary Plat, the applicant shall identify the size and material of the existing water main located in Clarkson Road. In addition, the applicant shall submit written documentation from the Colonial Pine Hills Sanitary District granting permission for another water service line to be extended to proposed Lot A of Lot 2 to serve the future residence to be constructed on the lot;
2. Prior to City Council approval of the Preliminary Plat, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;

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3. Prior to City Council approval of the Preliminary Plat, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
4. Upon submittal of the Final Plat application, the plat document shall be revised to show the dedication of five additional feet of right-of-way along Clarkson Road;
5. Upon submittal of the Final Plat application, a Conditional Use Permit to allow an accessory structure prior to a principal structure on proposed Lot A of Lot 2 shall be approved by the Pennington County Planning Commission or the existing garage shall be removed from the property; and,
6. Upon submittal of the Final Plat application, the plat title shall be revised to read "formerly Lot 2 of Block 1, Clarkson Subdivision"; and,
7. Upon submittal of a Final Plat application, 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 Plat to subdivide a 1.96 acre parcel into two lots to be known as Lot A and Lot B of Lot 2, Clarkson Subdivision. The property is located in the northwest corner of the Sheridan Lake Road/Clarkson Road intersection. Currently, a single family residence and a detached garage are located on proposed Lot B of Lot 2. In addition, a garage is located on proposed Lot A of Lot 2.

On April 17, 2003, the City Council approved a Layout Plat to subdivide the subject property into two lots. On May 19, 2003, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, and to improve pavement along Sheridan Lake Road and Clarkson Road with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements. (On May 14, 2003, the waiver of right to protest document was signed as stipulated.)

### STAFF REVIEW:

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

Water: The existing residence located on proposed Lot B of Lot 2 is currently served by the Colonial Pine Hills Sanitary District. Prior to City Council approval of the Preliminary Plat, the applicant must identify the size and material of the existing water main located in Clarkson Road. In addition, the applicant must submit written documentation from the Colonial Pine Hills Sanitary District granting permission for another water service line to be extended to proposed Lot A of Lot 2 to serve the future residence to be constructed on the lot.

Land Use: As previously indicated, a single family residence and a detached garage are located on proposed Lot B of Lot 2. In addition, a garage is located on proposed Lot A of Lot 2. The Pennington County Zoning Ordinance requires that a principal structure be located on the subject property prior to an accessory structure. The Pennington County Planning Department has indicated that a Conditional Use Permit has been submitted to

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allow the garage, an accessory structure, to be located on the property prior to a principal structure being constructed on proposed Lot A of Lot 2. Staff is recommending that upon submittal of a Final Plat application, the Conditional Use Permit be approved by the Pennington County Planning Commission or the existing garage must be removed from the property.

Drainage: A stipulation of approval of the associated Layout Plat required that a drainage plan be submitted for review and approval upon submittal of the Preliminary Plat. In particular, the drainage plan must demonstrate the adequacies of existing drainage facilities and/or the need for drainage facility improvements. In addition, the plat document must be revised to show drainage easements as needed. Staff is recommending that the drainage plan be submitted for review and approval and that the plat document be revised to show drainage easements as needed prior to City Council approval of the Preliminary Plat.

Clarkson Road: Clarkson Road is located along the east lot line of the subject property and is classified as a collector street on the Major Street Plan requiring that it be located within a minimum 76 foot wide right-of-way. Clarkson Road is currently located within a 66 foot wide right-of-way. A stipulation of the associated Layout Plat approval required that an additional five foot of right-of-way be dedicated along Clarkson Road. To date, the plat document does not provide the additional right-of-way. As such, staff is recommending that upon submittal of the Final Plat application, the plat document be revised to show the dedication of five additional feet of right-of-way along Clarkson Road.

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