

STAFF REPORT
July 22, 2004

No. 04PL094 - Preliminary Plat

ITEM 5

GENERAL INFORMATION:

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| PETITIONER | Centerline, Inc. for 3 T's Land Development LLC |
| REQUEST EXISTING LEGAL DESCRIPTION | No. 04PL094 - Preliminary Plat SW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 1A, 2A, 3A, 4A, 16 thru 30 and Drainage Lot, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 41 acres |
| LOCATION | .5 miles west of Alta Vista Drive and the extension of Middle Valley Drive |
| EXISTING ZONING | Low Density Residential District w/PRD |
| SURROUNDING ZONING | |
| North: | Low Density Residential District w/PRD |
| South: | General Agriculture District |
| East: | Low Density Residential District w/PRD |
| West: | General Agriculture District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 06/25/2005 |
| REVIEWED BY | Vicki L. Fisher / Sig Zvejnieks |

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Engineering Division;
2. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval. In addition, a request for water oversize costs shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a private utility master plan shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the 20 foot Major Drainage and Access Easement as a 20 foot Major Drainage Easement or construction plans for the Access Easement shall be submitted for review and approval. In particular, the construction plans shall show the Access Easement

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constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;

5. Prior to submittal of a Final Plat application, the plat document shall be revised to show "Middle Valley Road" as "Middle Valley Drive";
6. Prior to submittal of a Final Plat application, the plat document shall be revised to clearly delineate all drainage easement(s); 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 create 18 residential lots. On February 2, 2004, the City Council approved a Layout Plat to create 47 residential lots as a part of the Minnesota Ridge Heights Subdivision. The Layout Plat included the subject property. In addition, the City Council approved a Variance to the Subdivision Regulations to reduce the right-of-way width for Middle Valley Drive from 52 feet to 50 feet and to allow lots twice as long as they are wide.

The property is located at the western terminus of Middle Valley Drive and is currently void of any structural development.

STAFF REVIEW:

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

Private Utility Plan: To date, a private utility plan has not been submitted for review and approval. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a private utility plan be submitted for review and approval.

Major Drainage and Access Easement: The plat document shows a 20 foot major drainage and access easement located along the common lot line of Lots 25 and 26. The access easement is classified as a lane place street requiring that it be constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the 20 foot major drainage and access easement as a 20 foot major drainage easement or construction plans for the access easement must be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Staff is also recommending that the plat document be revised to clearly delineate all drainage easements. The applicant's consultant may wish to hatch and/or shade this area on the plat document. Staff is recommending that the plat document be revised as identified prior to submittal of the Final Plat application.

Redlined Drawings: All necessary changes must be made to the construction plans as identified on the redlined drawings. Staff is recommending that the changes be completed and the redlined drawings returned prior to Preliminary Plat approval by the City Council.

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