

STAFF REPORT
October 21, 2004

No. 04PL138 - Preliminary Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Gerald Davis
REQUEST	No. 04PL138 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 1, Vista Hills No. 2 Subdivision, located in the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A of Lot 1 and Lot B of Lot 1, Block 1, Vista Hills No. 2 Subdivision, located in the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.27 acres
LOCATION	4740 Skyview Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Public District/Medium Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	09/22/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a grading plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide additional drainage easement(s) as needed;
3. Prior to Preliminary Plat approval by the City Council, construction plans shall be submitted for review and approval showing the water service location(s), including street restoration plans;
4. Prior to Preliminary Plat approval by the City Council, construction plans shall be

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- submitted for review and approval showing that the sanitary sewer service invert is a minimum of one foot above the top of the sanitary sewer main. In addition, the construction plans shall provide inverts along the sewer profile;
5. 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 red lined drawings shall be returned to the Engineering Division;
 6. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
 7. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Corral Drive and the northern 50 feet of Skyview Drive as per the Street Design Criteria Manual;
 8. Prior to submittal of a Final Plat application, the plat title shall be revised to read "Vista Hills No. 2" in lieu of "Vista Hills No. 2 Subdivision" as currently shown in both the proposed and formerly legal descriptions; and,
 9. 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 the subject property into two lots. The subject property is located in the southeast corner of the Corral Drive/Skyview Drive intersection on the south side of Corral Drive. Currently, a single family residence is located on proposed Lot B of Lot 1 and proposed Lot A of Lot 1 is void of any structural development.

On June 7, 2004, the City Council approved a Layout Plat to subdivide the subject property into two lots as shown on this Preliminary Plat. In addition, 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 Skyview Drive and to waive the requirement to install street light conduit and sidewalk along Corral Drive with the stipulation that the applicant sign a waiver of right to protest any future assessments for the improvements. On June 15, 2004, the applicant signed the waiver of right to protest any future assessment document. (See associated files #04PI061 and 04SV027.)

STAFF REVIEW:

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

Grading and Drainage Plan: To date, a grading and drainage plan has not been submitted as stipulated during the review and approval of the Layout Plat. As such, staff is recommending that a grading and drainage plan be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, the plat document must be revised to provide additional drainage easements as needed.

Construction Plans: Construction plans must be submitted for review and approval showing the water service location(s) to the two proposed lots. In addition, the construction plans must show the proposed street restoration plans. Construction plans must also be submitted for review and approval showing that the sanitary sewer service invert is a minimum of one foot above the top of the sanitary sewer main. In addition, the construction plans must provide

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inverts along with the sewer profile. Staff is recommending that the construction plans be submitted as identified prior to Preliminary Plat approval by the City Council.

Plat Title: The Register of Deed's Office has indicated that the property was originally platted as "Vista Hills No. 2". As such, prior to submittal of a Final Plat application, the plat title must be revised to read "Vista Hills No. 2" in lieu of "Vista Hills No. 2 Subdivision" as currently shown in both the proposed and formerly legal descriptions.

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