

STAFF REPORT
September 23, 2004

No. 04PL122 - Preliminary Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services for Park Hill Development
REQUEST	No. 04PL122 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the unplatted balance of the NE1/4 SE1/4 less the west 650 feet of the east 700 feet of the south 372.5 feet, Section 7, T1N, R7E, BHM; and a portion of Lots 1, 2, and 3R of Block 4 of Park Meadows Subdivision, Section 7, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8, 9, 10 and 11 of Block 3; and Lots 5, 6, 7, and 8 of Block 4; and dedicated right-of-way of Park Meadows Subdivision located in the NE1/4 of SE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.13 acres
LOCATION	At the current southern terminus of Oakland Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Light Industrial District/Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/27/2004
REVIEWED BY	Renee Catron-Blair / David L. Johnson

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 staff;
2. Prior to Preliminary Plat approval by the City Council, a Master Utility Plan shall be submitted for review and approval. In particular, the Master Utility Plan shall identify the extension of water and sewer as well as private utilities (i.e., electricity, gas, telephone);

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3. Prior to Preliminary Plat approval by the City Council, all Uniform Fire Codes shall be continually met;
4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
5. Prior to submittal of a Final Plat application, the plat document shall be revised to include the required Final Plat certificates; and,
6. Upon submittal of the Final Plat, 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 approximately four acres into thirteen lots designed to accommodate 41 total dwelling units. The plat shows eight separate lots consisting of five duplex lots, two 10-plex lots and one 11-plex lot. The applicant has also submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide for Lots 8, 9 and 10, Block 3.

On September 17, 2001, the City Council approved Layout Plat 01PL091 to create 117 residential lots. That Layout Plat included all of the subject property plus surrounding property and identified a mixture of single family and townhome lots. The Layout Plat identified that the residential development would be constructed in five phases to be known as "Park Meadows Subdivision". The City Council has, subsequently, approved numerous Preliminary, Final and Minor Plats to create additional single family lots and additional townhome lots in this subdivision.

The subject property is located in the southern extension of East Oakland Street just south of the intersection of Sydney Drive and is currently void of any structural development.

STAFF REVIEW:

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

Zoning: The subject property is currently zoned Medium Density Residential District, precluding the requirement to obtain an Initial and Final Planned Residential Development to allow the use. The surrounding area is also zoned Medium Density Residential District.

Lot Configuration: The Subdivision Regulations state that "for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed plat identifies that a single family lot has a length greater than twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Due to topographic constraints along the rear of the lots, staff is recommending that the Variance to the Subdivision Regulations be approved as proposed for Lots 8, 9 and 10, Block 3.

Fire Department: The Fire Department has indicated that fire hydrants will be required as per the Uniform Fire Code. The fire hydrants must be in place and operational prior to any building construction. Minimum fire flow requirements are 1,000 gpm at 20psi for structures less than 3,600 square feet and 1,500 gpm at 20psi for structures 3,600 square feet or

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larger. Fire flows may be increased depending upon building construction and size. Staff is recommending that the Uniform Fire Code be continually met.

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