

STAFF REPORT
November 24, 2004

No. 04PL160 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PL160 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Unplatted portion of the SE1/4 NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract BD, of Big Sky Subdivision located in the SE1/4 NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.912 acres
LOCATION	South west of the intersection of Degeest and Homestead
EXISTING ZONING	Medium Density Residential District/Planned Development Designation District
SURROUNDING ZONING	
North:	Medium Density Residential District/Planned Development Designation District
South:	Medium Density Residential District/Planned Development Designation District
East:	Low Density Residential District
West:	Office Commercial District/Planned Development Designation District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/29/2004
REVIEWED BY	Vicki L. Fisher / 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, a grading and erosion control plan for the west 31 feet of Homestead Street shall be submitted for review and approval;
2. 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;
3. Prior to Preliminary Plat approval by the City Council, road construction plans for the

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west 31 feet of Homestead Street shall be submitted for review and approval. In particular, the road construction plans shall show Homestead Street with curb, gutter, sidewalk, street light conduit, water, sewer and pavement or a Variance to the Subdivision Regulations shall be obtained;

4. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
5. All Uniform Fire Code shall be continually met;
6. Prior to submittal of a Final Plat application the plat document shall be revised to show the name of the subdivision in the plat title;
7. Prior to submittal of a Final Plat application, the plat document shall be revised to show an 85 foot non-access easement along all lot corners; and,
8. Upon submittal of the 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 a 5.912 acre residential lot as a part of the Big Sky Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter, sidewalk, street light conduit, water and sewer along the west 31 feet of Homestead Street. (See companion item #04SV068.)

On February 16, 2004, the City Council approved a similar Variance to the Subdivision Regulations request to waive the requirement to construct the west 125 feet of Homestead Street in conjunction with a Preliminary and Final Plat to create five residential lots on the property located directly south of the subject property. However, this Preliminary Plat requires that the street be improved at this time or a subsequent Variance to the Subdivision Regulations must be obtained.

On October 29, 2004, a Minor Plat for the subject property to create the 5.912 acre lot was denied without prejudice since all of Homestead Street has not been constructed as per City street design standards. Please note that a Minor Plat can not be approved in any case in which all of the adjacent rights-of-way have not been constructed to City Street Design Standards and/or if a Variance to the Subdivision Regulations is being requested or obtained.

The property is located between Berniece Street and Homestead Street and is currently void of any structural development.

STAFF REVIEW:

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

Zoning: The property is currently zoned Medium Density Residential District with a Planned Residential Development. The proposed development is consistent with the allowable densities identified in the Medium Density Residential District. However, the applicant should be aware that prior to issuance of a building permit, an Initial and Final Planned Residential Development must be obtained.

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Homestead Street: Homestead Street is located along the south lot line of the subject property. As previously noted, curb, gutter, sidewalk, street light conduit, water, sewer and pavement have not been constructed along the west 31 feet of the street. As such, staff is recommending that construction plans showing the improvements as identified be submitted for review and approval prior to Preliminary Plat approval by the City Council or a Variance to the Subdivision Regulations to waive the improvement must be obtained.

In addition, a grading and erosion control plan for the west 125 feet of Homestead Street must be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. 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.

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