

STAFF REPORT
November 24, 2004

No. 04PL163 - Preliminary Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PL163 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Eastridge Subdivision Tract 1 and Outlot A, and previously unplatted land residing in W1/2 NE1/4 and E1/2 NW1/4, Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 2A thru 7A and Lots 1B thru 7B Block 1, Estridge Subdivision, and Lots 1A thru 9A and Lots 1B thru 9B Block 2, all located in W1/2 NE1/4 and E1/2 NW1/4, Section 24, T1N, R8E, BHM Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.85 acres
LOCATION	South of Enchanted Pines Road along Enchantment Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/29/2004
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, the right-of-way for Stumer Road as it abuts the subject property shall be dedicated on a separate plat document or this plat document shall be revised to include the dedication of the street. If Stumer Road is dedicated on this plat document then road construction plans for Stumer Road shall be submitted for review and approval. In particular, the road construction plans shall show Stumer Road located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water

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- and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, the right-of-way for Enchantment Road and Enchanted Pines Drive shall be dedicated on a separate plat document or this plat document shall be revised to include the dedication of the streets;
3. Prior to Preliminary Plat approval by the City Council, the right-of-way for Enchanted Pines Road shall be dedicated from the subject property to Fifth Street or a Special Exception to allow 71 dwelling units in lieu of 40 dwelling units with one point of access shall be obtained;
4. All Uniform Fire Code shall be continually met;
5. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval; and,
6. 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 subdivide the subject property into 31 residential lots. In addition, the applicant has submitted a Preliminary Plat to create six residential lots located directly south of the subject property. Both properties are a part of the East Ridge Estates Subdivision.

The subject property is located south of the Enchantment Road/Enchanted Pines Drive intersection 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 General Agriculture District requiring a minimum lot size of 20 acres for residential use. The South Robbinsdale Neighborhood Area Future Land Use Map identifies the appropriate use of the property as a Planned Residential Development with a maximum density of 6.7 dwelling units per acre. The Layout Plat identifies lots ranging in size from .11 acres to .20 acres and is consistent with the allowable density as identified on the Future Land Use Map. The applicant should be aware that prior to obtaining a building permit for a residence, the property must be rezoned from General Agriculture District to Low Density Residential District. In addition, an Initial and Final Planned Residential Development must be reviewed and approved.

Enchantment Road/Enchanted Pines Drive: The construction plans for Enchantment Road and Enchanted Pines Drive were previously reviewed and approved as a part of Preliminary Plat #04PL076. However, to date, a Final Plat has not been approved dedicating the right-of-way. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the right-of-way for Enchantment Road and Enchanted Pines Drive must be dedicated on a separate plat document or this plat document must be revised to include the dedication of the streets in order to provide legal access to the proposed lots.

The Preliminary Plat to create the two lots as identified above also includes the dedication of right-of-way for Enchanted Pines Drive to Fifth Street. As such, a Final Plat must be approved dedicating the right-of-way for Enchanted Pines Drive from the subject property to

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Fifth Street or a Special Exception must be approved to allow 71 dwelling units in lieu of 40 dwelling units with one point of access. The Special Exception is needed because in 2000 the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". Staff is recommending that the right-of-way be dedicated as identified or a Special Exception be obtained prior to Preliminary Plat approval by the City Council.

Stumer Road: The associated Preliminary Plat to create six residential lots located directly south of the subject property identifies the dedication of right-of-way for Stumer Road. To date, the right-of-way has not been dedicated nor have construction plans been submitted for Stumer Road. The Subdivision Regulations states that all rights-of-way must be dedicated and constructed as a part of platting the adjacent properties. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the right-of-way for Stumer Road must be dedicated on a separate plat document or this plat document must be revised to include the dedication of the street. If Stumer Road is to be dedicated on this plat document than road construction plans for Stumer Road must be submitted for review and approval. In particular, the road construction plans must show Stumer Road located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained.

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.