

STAFF REPORT
October 7, 2004

No. 04PL129 - Preliminary Plat

ITEM 6

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Jim Scull
REQUEST	No. 04PL129 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Lot B of Government Lot 4 located in Government Lot 4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 15-17 of Block 1, Lots 7-19 of Block 2, and Lots 2-6 of Block 3, Kennsington Heights Subdivision, located in the SW1/4 of the SW1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.47 Acres
LOCATION	Southwest of the intersection of Elm Avenue and Field View Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/13/2004
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 drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
2. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the dedication of the northern 260 feet of Elm Avenue and the west half of Elm Avenue located on adjacent properties or the rights-of-way shall be dedicated as a part of separate plat actions or as "H Lots". In addition, the applicant shall coordinate the construction of Elm Avenue with the adjacent property owner(s);
3. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the dedication of that portion of Davin Drive and Field View Drive located north

STAFF REPORT
October 7, 2004

No. 04PL129 - Preliminary Plat

ITEM 6

- of the subject property or the rights-of-way shall be dedicated as a part of a separate plat action or as "H Lots";
4. Prior to Preliminary Plat approval by the City Council, construction plans showing a temporary turnaround at the southern terminus of Field View Drive and Davin Drive shall be submitted for review and approval or construction plans showing a minimum 20 foot wide all weather road connecting Field View Drive and Davin Drive shall be submitted for review and approval. In addition, an access easement shall be obtained from the adjacent property owner for the road connecting Field View Drive and Davin Drive;
 5. Prior to Preliminary Plat approval by the City Council, a revised grading plan shall be submitted for review and approval;
 6. 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;
 7. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to provide access to "future Lot 10" or right-of-way shall be dedicated on a separate Final Plat or as an "H Lot" or "future Lot 10" shall be incorporated into an adjacent lot which has legal access;
 9. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along Elm Avenue, along the west lot line of Lots 12 and 18 of Block 2 and the first 50 feet of all corner lots;
 10. Prior to submittal of a Final Plat application, a different street name for "Court A" shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name;
 11. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval; and,
 12. 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 a ten acre parcel into 21 residential lots leaving an approximate four acre non-transferable balance. The proposed development is known as Phase Two of Kennsington Heights Subdivision.

On September 23, 2004, the Planning Commission approved a Layout Plat to subdivide the subject property into 21 residential lots as identified on this Preliminary Plat. The City Council will hear the Layout Plat at their October 4, 2004 City Council meeting.

On July 21, 2004, the Planning Commission approved a Preliminary Plat to create 21 residential lots located directly north of the subject property, known as Phase One of Kennsington Heights Subdivision. The City Council will also hear the item at their October 4, 2004 City Council meeting. On July 19, 2004, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to dedicate ten additional feet of right-of-way along Elm Avenue as it abuts Phase One and Phase Two of Kennsington Heights Subdivision.

The property is located at the southern terminus of Elm Avenue on the west side of Elm Avenue. Currently, a single family residence and a pole barn are located on the four acre

STAFF REPORT
October 7, 2004

No. 04PL129 - Preliminary Plat

ITEM 6

non-transferable balance. The applicant should be aware that the four acre parcel must be platted prior to transfer of ownership of the parcel.

STAFF REVIEW:

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

Elm Avenue: A Preliminary Plat has been approved by the City Council to allow for the construction of the northern 260 feet of Elm Avenue extending south from Hanover Drive to the subject property. However, to date a Final Plat has not been approved dedicating this portion of the Elm Avenue right-of-way. In addition, the plat document identifies the east half of the Elm Avenue right-of-way located adjacent to the subject property on an adjacent property under different ownership. To date, the right-of-way has not been dedicated for this portion of Elm Avenue either. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the dedication of the northern 260 feet of Elm Avenue and the east half of Elm Avenue located on adjacent properties or the rights-of-way must be dedicated as a part of separate plat actions or as "H Lots". In addition, the applicant must coordinate the construction of Elm Avenue with the adjacent property owner(s).

Field View Drive and Davin Drive: Field View Drive and Davin Drive serve as access to the subject property. The northern portion of Field View Drive and Davin Drive is being dedicated as right-of-way and constructed as a part of a separate Preliminary and Final Plat for Phase One of Kensington Heights Subdivision. However, to date the Preliminary and Final Plat for Phase One has not been approved. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document must be revised to show the dedication of that portion of Davin Drive and Field View Drive located north of the subject property or the rights-of-way must be dedicated as a part of a separate plat action or as "H Lots".

Future Lot 10: The Preliminary Plat identifies "future Lot 10" located along the south lot line of the subject property. In addition, the Preliminary Plat identifies a street located on the adjacent property serving as access to the lot. However, to date a Final Plat has not been approved dedicating the street as right-of-way. As such, staff is recommending that prior to Preliminary Plat approval of the City Council, the plat document be revised to provide access to "future Lot 10" or right-of-way must be dedicated on a separate Final Plat or as an "H Lot" or "future Lot 10" must be incorporated into an adjacent lot which has legal access.

Temporary Turnaround: The Preliminary Plat shows Field View Drive and Davin Drive terminating along the south lot line of the subject property. However, the construction plans do not provide temporary turnarounds at the end of the two streets. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans showing a temporary turnaround at the southern terminus of the two streets must be submitted for review and approval or construction plans showing a minimum 20 foot wide all weather road connecting Field View Drive and Davin Drive must be submitted for review and approval. In addition, an access easement shall be obtained from the adjacent property owner for the road connecting Field View Drive and Davin Drive.

Staff believes the proposed plat generally complies with all applicable Zoning and

STAFF REPORT
October 7, 2004

No. 04PL129 - Preliminary Plat

ITEM 6

Subdivision Regulations assuming compliance with the stated stipulations.