

STAFF REPORT
December 9, 2004

No. 04PL177 - Preliminary Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PL177 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of S1/2 Government Lot 3, Less Big Sky Subdivision and Less right-of-way; S1/2 Government Lot 4
PROPOSED LEGAL DESCRIPTION	Lots 1A thru 5A, 1B thru 5B, 1C thru 5C, and 2D thru 4D Block 21, and Lots 1A thru 5A, 1B thru 5B, 1C thru 5C, and 2D thru 4D Block 22, all located in SE1/4, NW1/4, of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	approximately 5.91 acres
LOCATION	Intersection of Degeest and Homestead
EXISTING ZONING	Medium Density Residential District w/Planned Development Designation District
SURROUNDING ZONING	
North:	Medium Density Residential District w/Planned Development Designation District
South:	Medium Density Residential District w/Planned Development Designation District
East:	Low Density Residential District
West:	Office Commercial District w/Planned Development Designation District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/12/2004
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, an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a revised drainage plan shall be submitted for review and approval. In particular, the plan shall address drainage from the area west of the subject property and the plat document shall be revised to provide

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- drainage easements as necessary. In addition, the drainage plan shall account for water quality enhancement or improvements and shall demonstrate that drainage flows to Homestead Street do not exceed the Drainage Criteria Manual Standards;
3. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to provide a minimum 3,500 square foot lot size for each townhome lot or an Initial and Final Planned Residential Development shall be approved reducing the minimum required lot size from 3,500 square feet to 3,049 square feet;
 4. 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 Development Service Center Division;
 5. Prior to Preliminary Plat approval by the City Council, construction plans shall be submitted showing the extension of a water main across Berniece Street to an existing water main located on the north side of the street or a Variance to the Subdivision Regulations must be obtained;
 6. Prior to Preliminary Plat approval by the City Council, road construction plans for the west 20 feet of Homestead Street shall be submitted for review and approval. In particular, the road construction plans shall show the construction of a minimum 40 foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 7. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
 8. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to provide a 50 foot non-access easement along the east lot line of Lot 1A and 5C of Block 21 and along the west lot line of Lot 1A and Lot 5C of Block 22 or an Exception to the Street Design Criteria Manual shall be obtained to reduce the separation between an intersection and a driveway approach;
 9. All Uniform Fire Code shall be continually met;
 10. Prior to submittal of a Final Plat application, the plat document shall be revised to provide a six foot exterior maintenance easement on either side of a common lot line to provide adequate room for maintenance, repair and alterations;
 11. Prior to submittal of a Final Plat application, the plat document shall be revised eliminating "Replat" from the plat title. In addition, the plat title shall be revised to clarify whether it is Tract 1 (one) or Tract I (eye);
 12. Prior to submittal of a Final Plat application, the plat document shall be revised to show the labeling of Block 21 and Block 22 within the proposed lot area of the plat;
 13. 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 37 lots. In particular, the Preliminary Plat identifies 36 townhome lots and one 1.82 acre tract. On November 24, 2004, the Planning Commission approved a Preliminary Plat for the subject property to create one 5.91 acre parcel. The Preliminary Plat will be considered at the December 6, 2004 City Council meeting. (See companion item #04PL160.)

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

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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 Preliminary Plat identifies 36 townhome lots ranging in size from 3,049 square feet to 5,277 square feet. Chapter 17.50.040.B.2 of the Rapid City Municipal Code requires that a townhome lot have a minimum lots size of 4,000 square feet. As such staff is recommending that prior to Preliminary Plat approval by the City Council, the plat be revised to provide a minimum 3,500 square foot lot size for each townhome lot or an Initial and Final Planned Residential Development must be approved reducing the minimum required lot size from 3,500 square feet to 3,049 square feet.

The applicant should also be aware that the proposed 95 foot depth of proposed Tract 1 may limit the future development of the site while providing the necessary yard setbacks.

Driveway Approach/Street Intersection Separation: The Street Design Criteria Manual requires a minimum separation of 50 feet between the street intersections and the proposed driveway locations along Missoula Street. The Preliminary Plat identifies a maximum separation of 35 feet between the intersections and the driveway approaches. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, an Exception must be obtained to the Street Design Criteria Manual to reduce the separation between an intersection and a driveway approach from 50 feet to 35 feet or the plat document must be revised to provide a 50 foot non-access easement along the east lot line of Lot 1A and 5C of Block 21 and along the west lot line of Lot 1A and Lot 5C of Block 22.

Homestead Street: Homestead Street is located along the south lot line of the subject property and is classified as a collector street. The road construction plans do not show the construction of the west 20 feet of Homestead Street as it abuts the subject property. As such staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for the west 20 feet of Homestead Street be submitted for review and approval. In particular, the road construction plans must show the construction of a minimum 40 foot wide paved surface with curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained.

Water: Currently, a water main has not been constructed from the south side of Berniece Street to an existing water main located on the north side of the street. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans be submitted showing the extension of a water main across Berniece Street as identified or a Variance to the Subdivision Regulations must 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

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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.