

STAFF REPORT
March 10, 2005

No. 05PL027 - Preliminary Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Greg Wierenga, CETEC Engineering Services, Inc. for Park Hill Development, Inc.
REQUEST	No. 05PL027 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	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 all located in Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8, 9, 10, 11, 12, 13 and 14 of Block 3 and Lots 5, 6, 7, 8, 9, 10, 11 and 12 of Block 4, all located in NE1/4 SE1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.91 acres
LOCATION	South of Sidney Drive along Oakland Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/10/2005
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, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, a revised Master Plan showing the future townhome lots shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
4. The International Fire Code shall be continually met;
5. Prior to submittal of a Final Plat application, the plat document shall be revised to clearly

STAFF REPORT
March 10, 2005

No. 05PL027 - Preliminary Plat

ITEM 10

- show the street name as "East Oakland Street";
6. Prior to submittal of a Final Plat application, the plat document shall be revised eliminating the 25 foot front and rear building setback note;
 7. Prior to submittal of a Final Plat application, drainage easements on adjacent properties abutting proposed Lot 5 of Block 4 shall be recorded at the Register of Deed's Office as needed. In addition, the plat document shall be revised to provide a drainage easement along the northern portion of proposed Lot 5, Block 4; along the north lot line of Lot 11, Block 3; and, along the rear lot line of Lots 11 thru 14 of Block 3 as needed. In addition the recorded drainage easement(s) and the revised plat document shall be submitted for review and approval; and,
 8. 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 9.24 acre parcel creating 15 residential lots and leaving a 4.33 acre unplatted non-transferable parcel. The proposed development is to be known as Phase Three of the Park Meadows Subdivision.

The property is located at the northern terminus of East Oakland Street as it extends off Campbell Street and is currently void of any structural development.

STAFF REVIEW:

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

Master Plan: The applicant has submitted a Master Plan for the Park Meadows Subdivision. In particular, the Master Plan identifies Phase Three of the development with 15 residential lots as proposed by this Preliminary Plat. However, the construction plans identify two serve taps to each lot in lieu of one service tap indicating that the lot(s) will be further subdivided into townhome lots. The property is currently zoned Medium Density Residential District which allows single family and/or townhome lots. In addition, the Preliminary Plat identifies that each lot is of sufficient size to allow the further subdivision of the lots into townhome lots. Staff is recommending that prior to Preliminary Plat approval by the City Council, a revised Master Plan showing the future townhome lots be submitted for review and approval.

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 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 International Fire Code be continually met.

Drainage: The Preliminary Plat identifies that an approximate 55 foot wide drainage easement will be granted by the owner(s) of adjacent lots located directly north of the subject property. In addition, the drainage plan identifies that additional drainage easements must be provided on the subject property. As such, staff is recommending that prior to submittal of a Final Plat application, drainage easements on the adjacent properties be recorded at the

STAFF REPORT
March 10, 2005

No. 05PL027 - Preliminary Plat

ITEM 10

Register of Deed's Office. In addition, the plat document must be revised to provide a drainage easement along the northern portion of proposed Lot 5, Block 4; along the north lot line of Lot 11, Block 3; and, along the rear lot line of Lots 11 thru 14 of Block 3 as needed. In addition the recorded drainage easement(s) and the revised plat document must be submitted for review and approval.

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