

STAFF REPORT
February 10, 2005

No. 05PL010 - Preliminary Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting Inc. for Thomas Gagliano
REQUEST	No. 05PL010 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 8 and 9, Block 2, Skyline Pines Subdivision, located in the SE1/4 of the SW1/4, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8A, 8B and 9R, Block 2, Skyline Pines Subdivision, and a portion of the dedicated right-of-way of Sandstone Lane, located in the SE1/4 of the SW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.64 acres
LOCATION	1501 Pevans Parkway and 3289 Sandstone Lane
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	01/14/2005
REVIEWED BY	Patsy Horton / Curt Huus

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. Prior to Preliminary Plat approval by the Planning Commission, a geotechnical analysis with slope stability information shall be reviewed and approved to insure that slope stability exists for the proposed building envelopes;
2. Prior to Preliminary Plat approval by the Planning Commission, a drainage plan in accordance with the Meade Hawthorne Drainage Basin Design Plan shall be submitted for review and approval. In addition, access to proposed Lot 8A, across the Major Drainage Easement, shall be constructed in compliance with that drainage plan;
3. Prior to Preliminary Plat approval by the Planning Commission, a revised plat be submitted showing the dedicated right-of-way for the existing access easement. The access easement is classified as a lane place street requiring that the street be located

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within a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface. In addition, road construction plans for the access easement shall be submitted for review and approval. In particular, the road construction plans shall show the dedicated right-of-way for the access easement along with plans for the curb, gutter, sidewalk, water, sewer and pavement;

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 Codes shall be continually met;
6. Prior to submittal of a Final Plat application, written documentation from all of the affected utility companies shall be submitted identifying concurrence with the relocation of the utility easements along the common lot lines;
7. 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; and
8. Prior to Preliminary Plat approval by the City Council, applicant needs.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide two existing lots into three residential lots. The property is located between Pevans Parkway and Skyline Drive. In addition, Sandstone Court is located along the east lot line of the property. Currently, the property is void of any structural development. In addition, the applicant was granted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter, and sidewalk along Skyline Drive and Sandstone Lane as it abuts the subject property. (See #04SV038.)

STAFF REVIEW:

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

Zoning: The property is currently zoned Park Forest District which requires a minimum lot size of three acres. The Preliminary Plat identifies that the lots will range in size from 3.015 to 3.613 acres which meets the minimum lot size requirement of the Park Forest District.

Drainage Plan: A drainage plan in accordance with the Meade Hawthorne Drainage Basin Design Plan must be submitted for review and approval. In particular, access to proposed Lot 8A, across a Major Drainage Easement, will need to be constructed in compliance with that drainage plan. Staff is recommending that a drainage plan be submitted for review and approval as identified.

Sandstone Lane: The Layout Plat identifies Sandstone Lane located along the east lot line of proposed Lot 9R. Sandstone Lane is classified as a sub-collector requiring that it be located within a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit and sewer. Additional right-of-way has been identified on the Preliminary Plat and a Variance to the Subdivision Regulations was approved for the construction of Sandstone Lane, with the requirement for the owner to sign a waiver of right to protest any future assessments for the improvements along Sandstone Lane.

Skyline Drive: The Layout Plat identifies Skyline Drive located along the south lot line of

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proposed Lot 8R. Skyline Drive is classified as a collector street requiring that it be located within a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface. Skyline Drive as it abuts proposed Lot 8B is within an 80 foot wide right-of-way and constructed with an approximate 22 foot wide paved surface and water. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans improving Skyline Drive as identified be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. A Variance to the Subdivision Regulations was approved for the construction of Skyline Drive, with the requirement for the owner to sign a waiver of right to protest any future assessments for the improvements along Skyline Drive.

Utility and Access Easement: The Layout Plat identifies that a section line highway located along the south lot line has previously been vacated and that a 33 foot wide utility and access easement has been retained. The access easement is classified as a lane/place street (without on-street parking) requiring that the street be located within a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. On September 7, 2004, City Council denied the Variance request to the Subdivision Regulations to waive the requirement to dedicate right-of-way for the existing access easement and to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement. Staff is recommending that construction plans for the access easement be submitted for review and approval prior to Planning Commission approval of the Preliminary Plat.

Sewer: A sewer main located in the Pevans Parkway right-of-way will serve the future residences to be located on Lot 8A and Lot 9R. Currently, a sewer main does not exist in the Skyview Drive right-of-way to serve proposed Lot 8B. However, the proposed lot is located approximately 440 feet north of the existing main in Pevans Parkway right-of-way. Chapter 16.16.050.B of the Rapid City Municipal Code states that "...any subdivision located within five hundred feet of the Rapid City sewer system or any central sewer system shall be required to hook up to that system". On September 7, 2004, City Council approved the Variance request to the Subdivision Regulations to waive the requirement for the construction of the extension of a sewer main to serve proposed Lot 8B from Pevans Parkway right-of-way. The plat document has been revised to show public utility easements as necessary.

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.