

STAFF REPORT
June 9, 2005

No. 05PL091 - Preliminary Plat

ITEM 15

GENERAL INFORMATION:

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| PETITIONER | Sperlich Consulting, Inc. for Doeck LLC |
| REQUEST | No. 05PL091 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | Located in the SW1/4 of the NW1/4, Auburn Hills Subdivision, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 2.897 acres |
| LOCATION | At the west end of Crimson Court and adjacent to Coal Bank Drive |
| EXISTING ZONING | Low Density Residential District |
| SURROUNDING ZONING | |
| North: | Low Density Residential District |
| South: | Low Density Residential District |
| East: | Low Density Residential District |
| West: | Low Density Residential District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 5/13/2005 |
| 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 redlined comments on the construction plans. In addition, the redlined drawings shall be returned to the Development Service Center Division;
2. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a revised grading plan shall be submitted for review and approval. In particular, the revised grading plan shall identify the diversion of drainage to the common lot lines. In addition, the plat document shall be revised to show drainage easements as needed;
4. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement; and,
5. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create nine residential lots as a part of the Auburn Hills Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide. (See companion item #05SV034.)

The property is located at the western terminus of Crimson Court and is currently, void of any structural development.

STAFF REVIEW:

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

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary and Final Plat identifies that six of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

Grading Plan: A revised grading plan must be submitted for review and approval. In particular, the grading plan must identify the diversion of drainage to the common lot lines. Staff is recommending that the revised grading plan be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, the plat document must be revised to show drainage easements as needed.

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