

STAFF REPORT
June 9, 2005

No. 05PL093 - Preliminary Plat

ITEM 17

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05PL093 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Unplatted land located in the NE1/4, Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.28 acres
LOCATION	Adjacent to East Catron Boulevard and Enchantment Road
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Medium Density Residential District - Office Commercial District (Planned Commercial Development)
East:	Office Commerical District (Planned Commercial Development)
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/13/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, the drainage report shall be resubmitted with the Professional Engineer's seal, signature and date. In addition, the plat document shall be revised to provide drainage easements as needed;
2. Prior to Preliminary Plat approval by the City Council, a water system analysis, including source and adequacy of fire and domestic flows, shall be submitted for review and approval. In addition, the plat document must be revised to provide utility easements as needed;
3. 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 Engineering Division;
4. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be

STAFF REPORT
June 9, 2005

No. 05PL093 - Preliminary Plat

ITEM 17

- submitted for review and approval;
5. 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;
 6. Prior to submittal of a Final Plat application, a different street name for East Ridge Drive 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;
 7. Prior to submittal of a Final Plat application, the plat title shall be revised to read "Eastridge Estates Subdivision". In addition, the plat title shall be revised to read "located in" in lieu of "being a portion of";
 8. 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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create 30 residential lots as Phase III of the Eastridge Estates Subdivision.

The subject property is located west of 5th Street and south of Enchanted Pines Drive. In addition, the property is currently void of any structural development.

STAFF REVIEW:

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

Zoning: The property is currently zoned Medium Density Residential with a Planned Development Designation which requires a minimum lot size of 6,500 square feet for a single family residence. The proposed Preliminary Plat identifies lots ranging in size from 7,405 square feet to 16,552 square feet, which meets the minimum lot size requirement of the Medium Density Residential District. The applicant should be aware that an Initial and Final Planned Residential Development must be reviewed and approved prior to issuance of a building permit for the subject property.

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 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.

Water System Analysis: The applicant has submitted a water utility plan identifying the extension of water mains and taps to serve the proposed development. Staff is recommending that prior to Preliminary Plat approval by the City Council, a water system analysis, including source and adequacy of fire and domestic flows, be submitted for review and approval. In addition, the plat document must be revised to provide utility easements as needed.

STAFF REPORT
June 9, 2005

No. 05PL093 - Preliminary Plat

ITEM 17

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