

STAFF REPORT
July 7, 2005

No. 05PL109 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

PETITIONER	D.C.Scott Co. for Muth Homes, Inc.
REQUEST	No. 05PL109 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1, Block 1, Auburn Hills Subdivision, located in the NE1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1A and Lot 1B, Block 1, Auburn Hills Subdivision, located in the NE1/4 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .37 acres
LOCATION	730 Auburn Drive
EXISTING ZONING	Low Density Residential - II District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District (Planned Residential Development)
East:	Medium Density Residential District
West:	Low Density Residential - II District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/13/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. An Exception is hereby granted to reduce the separation from 50 feet to 45 feet between the intersection of Chalkstone Drive and Auburn Drive and a driveway to proposed Lot 1A as per the Street Design Criteria Manual;
2. Prior to Preliminary Plat approval by the City Council, a Vacation of Non-access Easement shall be approved to vacate five foot of the previously platted non-access easement located along Chalkstone Drive as it abuts proposed Lot 1A or the plat document shall be revised to show the full 50 foot non-access easement.; and,
3. Prior to submittal of a Final Plat application, the plat document shall be revised to show the book and page of the vacated non-access easement as recorded at the Register of Deed's Office.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide a lot into two townhome lots. In addition, the applicant has submitted a Vacation of Non-access Easement request to vacate a portion of a previously platted non-access easement located along Chalkstone Drive. (See companion item #05VE007.)

The property is located in the northeast corner of the intersection of Chalkstone Drive and Auburn Drive. Currently, the footings and foundations of the two townhomes are existing on the subject property.

STAFF REVIEW:

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

Exception: The Street Design Criteria Manual requires a minimum separation of fifty feet between the Chalkstone Drive/Auburn Drive intersection and a driveway to proposed Lot 1A. The applicant has requested an exception to reduce the separation from 50 feet to 45 feet as per the Street Design Criteria Manual. The applicant has indicated that due to the design of the townhomes and topographic constraints located on proposed Lot 1A, the proposed driveway will be located five feet into the previously platted non-access easement. Staff notes that even though the two streets are both classified as sub-collector streets, Auburn Drive will carry a higher volume of traffic as it serves as direct access to Haines Avenue. As such, staff is recommending that the Exception as requested be granted.

Staff is also recommending that prior to Preliminary Plat approval by the City Council, a Vacation of Non-access Easement request must be approved to vacate five foot of the previously platted non-access easement located along Chalkstone Drive as it abuts proposed Lot 1A or the plat document must be revised to show the full 50 foot non-access easement. If the Vacation of Non-access Easement request is approved, staff is recommending that prior to submittal of a Final Plat application, the plat document must be revised to show the book and page of the vacated non-access easement as recorded at the Register of Deed's Office.

Subdivision Improvements: Construction plans for the subdivision improvements specific to the subject property has been previously reviewed and approved as a part of a previous plat application. In addition, surety has been posted for the improvements.

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