

STAFF REPORT
June 9, 2005

No. 05PL086 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Centerline for PLM Land Development, LLC
REQUEST	No. 05PL086 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	property located in the NE1/4 NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 through 20 located in NE1/4 NW1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7 acres
LOCATION	At the intersection of Catron Boulevard and Fifth Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development) - General Agriculture District
West:	General Agriculture District
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, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Development Service Center Division;
2. Prior to Preliminary Plat approval by the City Council, road construction plans for Enchantment Road shall be submitted for review and approval. In particular, the road construction plans shall show Enchantment Road located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the plat document shall be revised eliminating proposed

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- Lot 20;
3. Prior to Preliminary Plat approval by the City Council, verification of the evaluation determining the need for subsurface or edge drains shall be submitted for review and approval;
 4. Prior to Preliminary Plat approval by the City Council, verification that this phase of the water distribution system is in compliance with the previously submitted "PLM Water Main Extension Model" shall be submitted for review and approval. In addition, the applicant shall submit verification that adequate domestic and fire flows are being provided;
 5. Prior to Preliminary Plat approval by the City Council, a maintenance agreement shall be submitted for review and approval for the sanitary sewer main to be located along the common lot line of proposed Lots 9 and 10 as well as the graveled maintenance road;
 6. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to provide property line sidewalks or an Exception to allow curb side sidewalks shall be obtained;
 7. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
 8. Prior to submittal of a Final Plat application, a different street name for "Highlights Lane" 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;
 9. An Exception is hereby granted to allow access to proposed Lot 13 from Enchanted Pines Drive in lieu of Highlights Lane, the lesser order street, as per the Street Design Criteria Manual with the stipulation that the plat document be revised to provide a non-access easement along the first fifty feet of the corner of the lot;
 10. Prior to submittal of a Final Plat application, the plat document shall be revised to provide a non-access easement along Enchantment Road, along Enchanted Pines Drive as it abuts Lot 1 and along the first fifty feet of all corner lots; and,
 11. 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.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create 20 residential lots to be known as Phase 1A of the PLM Subdivision. On February 21, 2005, the City Council approved a Layout Plat to create 127 residential lots which included the subject property. On May 26, 2005, the Planning Commission recommended approval of an Exception to allow curb side sidewalks. The Exception request will be considered at the June 6, 2005 City Council meeting.

The property is located west of Enchantment Road and north of the Eastridge Subdivision. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Enchantment Road: Enchantment Road is located along the east lot line of proposed Lot 20 and is classified as a collector street on the City's Major Street Plan. A collector street must

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be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. To date, construction plans for this section of Enchantment Road have not been submitted. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Enchantment Road be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained or the plat document must be revised eliminating proposed Lot 20.

Water: The applicant has previously submitted a water report titled "PLM Water Main Extension Model". Staff is recommending that prior to Preliminary Plat approval by the City Council, verification be submitted for review and approval demonstrating that this phase of the water distribution system is in compliance with the previously submitted report. In addition, the applicant must submit verification that adequate domestic and fire flows are being provided.

Sewer: The sewer plan identifies a sanitary sewer main extending west of Vision View Court along the common lot line of proposed Lots 9 and 10. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a maintenance agreement be submitted for review and approval for the sanitary sewer main to be located along the common lot line as well as the graveled maintenance road.

Curb Side Sidewalks: As previously indicated, the City Council will consider an Exception request to allow curb side sidewalks in lieu of property line sidewalks at their June 6, 2005 City Council meeting. Staff is recommending that prior to Preliminary Plat approval by the City Council, the construction plans be revised to provide property line sidewalks or the Exception to allow curb side sidewalks must be obtained.

Exception: The applicant has requested an Exception to allow access to proposed Lot 13 from Enchanted Pines Drive in lieu of Highlights Lane, the lesser order street, as per the Street Design Criteria Manual. In addition, the applicant has indicated that topographic constraints caused by the large metering pond and channel located west of this site limit the overall configuration of lots. As such, staff is recommending that the Exception be granted as requested with the stipulation that the plat document be revised to provide a non-access easement along the first fifty feet of the corner of proposed Lot 13.

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