

STAFF REPORT
November 23, 2005

No. 05PL202 - Preliminary Plat

ITEM 14

GENERAL INFORMATION:

| | |
|----------------------------|--|
| PETITIONER | Fisk Land Surveying & Consulting Engineers, Inc. for Karen Marsden |
| REQUEST | No. 05PL202 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | N1/2 E1/2, Lot 1 of the NE1/4 NE1/4, less Lot H-1; and the S1/2 E1/2, less Lot D, Ted Subdivision, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 1 and 2, M and B Subdivision, formerly located in the N1/2 E1/2, Lot 1 of the NE1/4 NE1/4, less Lot H-1; and the S1/2 E1/2, less Lot D, Ted Subdivision, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 9 acres |
| LOCATION | 6141 Wildwood Drive |
| EXISTING ZONING | Low Density Residential District |
| SURROUNDING ZONING | |
| North: | Low Density Residential District |
| South: | Suburban Residential District (Pennington County) |
| East: | General Agriculture District |
| West: | Low Density Residential District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 10/28/2005 |
| 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, construction plans for Sheridan Lake Road shall be submitted for review and approval. In particular, Sheridan Lake Road shall be constructed with curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, road construction plans for Wildwood Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 27 foot wide paved

STAFF REPORT
November 23, 2005

No. 05PL202 - Preliminary Plat

ITEM 14

- surface, sidewalk, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, the section line highway located along the north lot line shall be improved to City Street Design standards. In particular, the street shall be constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated. In addition, the entire section line highway shall be vacated or a Variance to the Subdivision Regulations shall be obtained to allow platting half a right-of-way;
 4. Upon submittal of a Preliminary Plat application, a subdivision cost estimate shall be submitted for review and approval; and,
 5. Upon submittal of a 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 reconfigure two lots. In particular, the Preliminary Plat identifies relocating the common lot line between the two lots.

On November 7, 2005, the City Council approved a Layout Plat to reconfigure the subject property as shown on the Preliminary Plat. On November 21, 2005, the City Council will consider a Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along a section line highway and an access easement and to waive the requirement to install additional pavement, sidewalk, street light conduit, curb, gutter, water and sewer along Sheridan Lake Road and Wildwood Drive as they abut the subject property. (See companion item #05SV066.)

The subject property is located east of Sheridan Lake Road and south of Wildwood Drive. Currently, a single family residence and accessory structures are located on proposed Lot 1.

STAFF REVIEW:

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

Section Line Highway: The Preliminary Plat identifies a section line highway located along the north lot line of the subject property. The section line highway is identified as a lane place street requiring that it be constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Prior to Preliminary Plat approval, the section line highway must be improved to City Street standards as identified or a Variance to the Subdivision Regulations must be obtained to waive the street improvements or the section line highway must be vacated. The north half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivide, the other half shall be platted. No new half-streets shall be permitted". Vacating only that portion of the section line highway located on the subject property will create a half-street. As such, the entire section line highway must be vacated or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way. Staff is recommending that the section line highway be addressed as identified prior

STAFF REPORT
November 23, 2005

No. 05PL202 - Preliminary Plat

ITEM 14

to Preliminary Plat approval by the City Council.

Wildwood Drive: Wildwood Drive is located along the north lot line and is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Wildwood Drive is located in a 52 foot wide right-of-way and constructed with an approximate 22 foot wide paved surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Wildwood Drive be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Sheridan Lake Road: Sheridan Lake Road is located along the east lot line and is classified as a principal arterial street requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, street light conduit, water and sewer. Currently, Sheridan Lake Road is located in a 100 foot wide right-of-way and constructed with an approximate 36 foot wide paved surface. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Sheridan Lake Road be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

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