

STAFF REPORT
January 26, 2006

No. 05PL247 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

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| PETITIONER | CETEC Engineering for Bruce Kulpaca |
| REQUEST | No. 05PL247 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | Tract B of Park Hill Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 8 - 12 of Block 1, Park Hill Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 1.82 acres |
| LOCATION | Adjacent to the north and south sides of Park Hill |
| EXISTING ZONING | Low Density Residential District |
| SURROUNDING ZONING | |
| North: | Low Density Residential District |
| South: | Low Density Residential District |
| East: | Medium Density Residential District |
| West: | Low Density Residential District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 12/30/2005 |
| REVIEWED BY | Vicki L. Fisher / Emily Fisher |

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 red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall demonstrate that the design flows do not exceed pre-developed flows or on-site detention shall be provided. In addition, the plat document shall be revised to provide drainage easements as needed;
3. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to show a maximum 2% cross slope for the sidewalk along Merlot Drive or an Exception to the Street Design Criteria Manual shall be obtained;
4. Prior to Preliminary Plat approval by the City Council, the construction plans shall be

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- revised to show a maximum 16% driveway grade for the approaches to Lots 11 and 12 or an Exception to the Street Design Criteria Manual shall be obtained;
5. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
 6. Prior to Preliminary Plat approval by the City Council, a revised cost estimate shall be submitted for review and approval. In particular, the cost estimate shall include the calculation of the Subdivision Inspection Fee at a rate of 2.0% in lieu of 1.5%; and,
 7. 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 subdivide the subject property into five residential lots as a part of the Park Hill 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 #05SV088.)

On August 15, 2005, the City Council approved a Preliminary Plat to subdivide the subject property into five lots. In addition, the City Council approved a Variance to the Subdivision Regulations to allow one lot twice as long as it is wide. (See companion items #05PL132 and 05SV050.) The applicant has significantly revised the originally approved plat document and, subsequently, has submitted this Preliminary Plat document.

The subject property is located approximately 250 feet north of the intersection of East Oakland Street and Merlot Drive on the east side of Merlot Drive. Currently, the property is 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 plat identifies that one of the lots will have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to Preliminary Plat approval by the City Council, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Exception(s): The construction plans identify a 5% cross slope on the sidewalk extending along Merlot Drive. The Street Design Criteria Manual states that a maximum 2% cross slope is allowed. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the construction plans be revised to show a maximum 2% cross slope for the sidewalk along Merlot Drive or an Exception to the Street Design Criteria Manual must be obtained. (Please note that the previously reviewed and approved construction plans identified a 2% cross slope.)

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The construction plans show an approximate 33% grade for the approach locations to Lots 11 and 12. The Street Design Criteria Manual states that a maximum 16% approach grade is allowed. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the construction plans be revised to show a maximum 16% driveway grade for the approaches to Lots 11 and 12 or an Exception to the Street Design Criteria Manual must be obtained.

Drainage: Staff has noted that a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage plan be submitted for review and approval as identified. In addition, the plat document must be revised to provide drainage easements as needed.

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