

STAFF REPORT
March 9, 2006

No. 06PL022 - Preliminary Plat

ITEM 36

GENERAL INFORMATION:

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| PETITIONER | Dream Design International, Inc. |
| REQUEST | No. 06PL022 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | All of Lot 25R, Forest Park Estates; and all of Lot B Revised, all located in the E1/2 SW1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 28 and 29, Forest Park Estates, formerly all of Lot 25R, Forest Park Estates; and all of Lot B Revised, all located in the E1/2 SW1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 7.3 acres |
| LOCATION | 4231 Starlite Drive |
| EXISTING ZONING | Low Density Residential District |
| SURROUNDING ZONING | |
| North: | Low Density Residential District |
| South: | Low Density Residential District |
| East: | Low Density Residential District |
| West: | Low Density Residential District |
| PUBLIC UTILITIES | Private water, sewer |
| DATE OF APPLICATION | 2/10/2006 |
| REVIEWED BY | Mike Maxwell / Emily Fisher |

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by City Council, construction plans for the sidewalk, curb and gutter along Starlite Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of the Final Plat, a note shall be placed on the plat stating "Prior to any, additions, remodeling or demolition of the existing structure, the water system must be brought up to the 2003 International Fire Code requirements for firefighting by providing a minimum of 1000 gallons per minute fire flow";
3. Upon submittal of the Final Plat application, a cost estimate for the subdivision improvements shall be submitted for review and approval; and,
4. Upon submittal of the Final Plat application, surety for any required subdivision

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improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: The applicant submitted a Preliminary Plat for Lot 25R and all of Lot B revised to be platted into Lot 28 and Lot 29 of the Forest Park Subdivision. The applicant is proposing to move the existing lot line to the north as currently there is a garage located on the property which encroaches into the side yard setback.

The applicant previously requested a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sidewalk and additional pavement width along Starlite Drive. On February 20, 2006 the City Council approved the variance for the street light conduit and additional pavement and continued the variance request for the curb, gutter and sidewalk.

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

Starlite Drive: Starlight Drive is located along the east lot line and is classified as a sub-collector street requiring that it be located in a minimum 47 foot wide right-of-way with 22 foot wide paved surface. At present Starlight Drive is located in a 50 foot wide right of way with a 20 foot paved surface with no curb gutter, sidewalk, street light conduit, water or sewer. Staff recommends that prior to Preliminary Plat approval by the Planning Commission, road construction plans shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk, along Starlight Drive or a Variance to the Subdivision Regulations shall be obtained.

Fire Protection: The applicant has submitted information on the water source to the property, Staff reviewed the information and noted that 25 gallons per minute is not an adequate flow for firefighting. The 2003 International Fire Code requires that the minimum fire-flow for one and two family dwellings having a fire-flow calculation area which does not exceed 3600 square feet shall be 1000 gallons per minute. As such, staff recommends that upon submittal of the Final Plat a note shall be placed on the plat stating "Prior to any, additions, remodeling or demolition of the existing structure, the water system shall be brought into compliance with the 2003 International Fire Code requirements for firefighting by providing a minimum of 1000 gpm fire flow".

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