

STAFF REPORT
May 4, 2006

No. 06PL045 - Preliminary Plat

ITEM 39

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Gordon Howie
REQUEST	No. 06PL045 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The west 165 feet of the east 331.2 feet of Lot 12, Plateau Subdivision, located in the SW1/4 NE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots J and K of Lot 12, Plateau Subdivision, formerly the west 165 feet of the east 331.2 feet of Lot 12, Plateau Subdivision, located in the SW1/4 NE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.937 acres
LOCATION	4753 Carol Street
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	RV Sanitary District
DATE OF APPLICATION	4/7/2006
REVIEWED BY	Mike Maxwell / Mary Bosworth

RECOMMENDATION:

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

1. Prior to City Council approval of the Preliminary Plat, a grading and erosion plan shall be submitted for review and approval;
2. Prior to City Council approval of the Preliminary Plat, a storm drainage plan shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by Planning Commission, a water system analysis demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval
4. Prior to Preliminary Plat approval by Planning Commission, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines shall be submitted for review and approval;

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5. Prior to Preliminary Plat approval by Planning Commission, topographical information for the site shall be submitted for review and approval;
6. Prior to Preliminary Plat approval by Planning Commission, a Variance to the Subdivision Regulations to allow lots twice as long as they are wide shall be obtained or the lots shall be reconfigured to meet city standards;
7. Prior to Preliminary Plat approval by Planning Commission, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water, sewer and a minimum of 24 foot wide paved surface along the Carol Street shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
8. Prior to Preliminary Plat approval by City Council, a demolition permit for the existing garage shall be obtained or a Conditional Use Permit for the accessory structure shall be obtained from Pennington County;
9. Prior to Preliminary Plat approval by City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval; and;
10. 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 is proposing to create two lots from a single .957 acre lot. Proposed Lot K will be .55 acres in size and proposed Lot J will be .39 acres in size. Currently the property contains a single family residence with two detached garages and a shed. The property is legally described as the west 165 feet of the east 331.2 feet of Lot 12, Plateau Subdivision, located in the SW1/4 NE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as 4753 Carol Street

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

Carol Street: Carol Street is located along the northern lot line of proposed Lots K and J and is classified as a lane/place street requiring that the street be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Carol Street is located in a 20 foot right-of-way and constructed with an approximate 12 foot wide paved surface without curb, gutter, sidewalk and street light conduit. As such, staff recommends that prior to Preliminary Plat approval by the Planning Commission plans for Carol Street shall be submitted as identified or a Variance to the Subdivision Regulations must be obtained.

Grading: Staff noted that no grading or erosion control plan was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by City Council, a complete grading and erosion control plan shall be submitted for review and approval.

Drainage: Staff noted that no drainage information was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by City Council, a drainage plan shall be submitted for review and approval. In particular the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows.

Right-of-Way: Staff noted that the site plan as submitted did not show Carol Street or the right-of-way. The applicant's site plan shows that an additional 15 feet of right-of-way along the

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property line as it abuts Carol Street is being dedicated. As such, prior to Preliminary Plat approval by Planning Commission, a revised site plan showing the width of Carol Street improvements and the complete right-of-way width shall be submitted for review and approval.

Lots Twice as Long as Wide: Staff noted that the site plans shows dividing the existing lot into two lots, the proposed lots will result in a violation of Chapter 16.12.190 G of the Rapid City Municipal Code. The proposed lots will be twice as long as they are wide. As such, prior to Preliminary Plat approval by Planning Commission a Variance to the Subdivision Regulations to allow lots twice as long as they are wide shall be obtained or the lots shall be reconfigured to meet the adopted standard.

Garage: Staff noted that an existing garage is located on proposed Lot J. An accessory structure is not permitted on a lot without a primary structure pursuant to the Counting Zoning Ordinance. As such, prior to Preliminary Plat approval by City Council, a demolition permit for the garage must be obtained or a Conditional Use Permit for the existing accessory structure shall be obtained from Pennington County.

Topographical Information: Staff noted that no topographical information was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by Planning Commission, topographical information for the site shall be submitted for review and approval.

Water: Staff noted that no information on the water system was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by Planning Commission, water system plans prepared by a Registered Professional engineer verifying the source and demonstrating that sufficient quantities for domestic and fire flows shall be submitted for review and approval.

Wastewater Disposal Systems: Staff noted that no information on the sanitary sewer information was submitted with the Preliminary Plat. As such, prior to Preliminary Plat approval by Planning Commission, a sewer plan prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains, manholes and service lines shall be submitted for review and approval.

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