

STAFF REPORT
July 27, 2006

No. 06PL098 - Preliminary Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for Park Hill Development, Inc.
REQUEST	No. 06PL098 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 16, Block 2, Park Meadows Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 16A and 16B, Block 2, Park Meadows Subdivision, formerly Lot 16, Block 2, Park Meadows Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.306 acres
LOCATION	East of intersection of Merlot Drive and Smith Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/28/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

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, the construction plans shall be revised to show a new fire hydrant to be used in lieu of relocating an existing fire hydrant;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
4. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision

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inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the subject property into two townhome lots.

The property is located east of the intersection of Merlot Drive and Smith Avenue and is currently void of any structural development.

STAFF REVIEW:

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

Construction Plans: The construction plans show relocating an existing fire hydrant. However, a new fire hydrant must be used in lieu of relocating an existing fire hydrant. As such, staff is recommending that the construction plans be revised accordingly prior to City Council approval.

Shared Approach: The Preliminary Plat identifies a 40 foot by 40 foot shared approach to serve the subject property. The Street Design Criteria Manual allows a maximum 24 foot wide shared driveway to be constructed within the shared approach easement. The applicant should be aware that a shared driveway in excess of 24 feet will require that an Exception to the Street Design Criteria Manual be obtained.

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