

STAFF REPORT
July 27, 2006

No. 06PL109 - Preliminary Plat

ITEM 21

GENERAL INFORMATION:

PETITIONER	D. C. Scott Surveyors, Inc. for Doug Pokorney
REQUEST	No. 06PL109 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Block 55 of the amended Plat of Mahoney Addition, less the south 8.5 feet thereof, located in the SW1/4 SE1/4, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B, Block 55 of the amended Plat of Mahoney Addition, located in the SW1/4 SE1/4, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.53 acres
LOCATION	222 Doolittle Street
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	City water and sewer
DATE OF APPLICATION	6/30/2006
REVIEWED BY	Travis Tegethoff / 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 Doolittle Street showing the street constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained; and,
2. 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:

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The applicant has submitted a Preliminary Plat to create two lots approximately .263 acres in size. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer; and to waive the requirement to provide a screen planting easement as per Chapter 16 of the Rapid City Municipal Code along the subject property. (See associated item 06SV045.)

On June 19, 2006, City Council approved a Layout Plat (06PL060) for the subject property with the following stipulations:

1. Prior to Layout Plat approval by the Planning Commission, a site plan showing the existing construction design of Doolittle Street shall be submitted for review and approval. In particular, the site plan shall show curb, gutter, sidewalk, street light conduit and pavement. In addition, the site plan shall show the location and size of water main(s) and fire hydrants and the location and size of sewer main(s) and manhole(s);
2. Upon submittal of a Preliminary Plat application, construction plans for Doolittle Street showing the street located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
3. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show one additional foot of right-of-way or a Variance to the Subdivision Regulations shall be obtained;
4. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
5. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall clarify how run-off from this lot will be discharged or routed when further improvements at this site are proposed. In addition, the drainage plan shall show that drainage from the site that runs onto and across a portion of the adjacent property will not impact the adjacent property under the design flows. The explicit approval of the adjacent property owner for continued discharge of the existing and any future flows over and across the adjacent property shall also be obtained. In addition, the plat document shall be revised to show drainage easements as needed; and,
6. 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.

The subject property is located north of Doolittle Street between Wood Avenue and Midway Street. The subject property is currently void of structural development.

STAFF REVIEW:

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

Road Construction Plans: Doolittle Street is located along the south lot line of the subject property and is classified as a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb,

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gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. Currently, Doolittle Street is located in a 50 foot wide right-of-way. Staff noted that the plat document shows the dedication of one additional foot of right-of-way as per the stipulations of approval for the Layout Plat.

Drainage: Staff noted that a complete drainage plan has been submitted for review and approval as per the stipulations of approval for the Layout Plat.

Grading: Staff noted that a complete grading plan has been submitted for review and approval as per the stipulations of approval for the Layout Plat.

Cost Estimate: Staff noted that a cost estimate of the subdivision improvements has been submitted for review and approval as per the stipulations of approval for the Layout Plat.

Staff recommends that the Preliminary Plat be approved with the previously stated stipulations.