

STAFF REPORT

November 7, 2002

No. 02PL109 - Final Plat

ITEM 10

GENERAL INFORMATION:

PETITIONER	Centerline for 3 T's Land Development LLC
REQUEST	No. 02PL109 - Final Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract C of Robbinsdale Additional No. 10 located in SW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 14R, Lots 24 thru 30 and Lots 41 thru 48, Minnesota Ridge Subdivision located in SW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 35 acres
LOCATION	West of the intersection of Minnesota Street and 5th Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Public District
East:	Office Commercial District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/11/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION:

Staff recommends that the Final Plat for Lot 14R, Lots 24 through 30, and Lots 41 through 48 of Minnesota Ridge Subdivision be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat, the plat shall be revised to provide drainage easements as indicated by Engineering Division redline drawings, and the redlines shall be returned to Engineering;
2. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted for review and approval;
3. Prior to City Council approval of the Final Plat, 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;
4. Prior to City Council approval of the Final Plat, the drainage easement on Lot 14R and Lot 30 shall be clarified on the plat;
 5. Prior to City Council approval of the Final Plat, a major drainage easement shall be shown at the southeast corner of Lot 24;

Urban Planning Division Recommendations:

6. Prior to City Council approval of the Final Plat, covenants shall be filed at the Register of Deed's Office precluding development on three of the proposed lots until such time as a second access road is constructed; and,
7. Prior to City Council approval of the Final Plat, 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.

GENERAL COMMENTS:

The applicant has submitted a Final Plat to plat 16 residential lots of the Minnesota Ridge Subdivision. The property is located approximately 1,000 feet west of the Minnesota Street/Fifth Street intersection. The Preliminary Plat, for all but Lot 14R, was approved with nine stipulations by the City Council on June 17, 2002. Lot 14R is not an additional platted lot within the subdivision, but instead results from a lot line revision of Lot 14.

On October 16, 2000, the City Council approved a Layout Plat to allow 55 detached single family residential lots, two townhouse development lots, and an office commercial lot. The subject property is a part of the previously approved Layout Plat.

STAFF REVIEW:

Staff has reviewed the Final Plat and has identified 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 Final Plat identifies that Lot 30 and Lot 47 will have a length twice the distance of the width. Staff is recommending that a Variance to the Subdivision Regulations be obtained prior to Final Plat approval or that the plat be revised to comply with the length to width requirement.

Access: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". The proposed Final Plat will result in a total of 44 lots being accessed exclusively from Alta Vista Drive. The applicant has proposed utilizing a 60 foot wide utility and access easement extending from the subject property to Minnesota Street. Staff is recommending that covenants shall be filed at the Register of Deed's Office precluding development on three of the proposed lots until such time as a second access road is constructed.

Fire Department: The Fire Department has indicated that the proposed fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction

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on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access.

Staff believes the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.