

STAFF REPORT

September 25, 2003

No. 03PL088 - Preliminary and Final Plat

ITEM 5

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Sally Broucek
REQUEST	No. 03PL088 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of the W1/2 of the S1/2 of Government Lot 4 located in the SW1/4 of the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 10 of Block 1 and Lots 1 thru 19 of Block 2 of Stoneridge Subdivision located in the SW1/4 of the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.946 acres
LOCATION	At the end of Parkview Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential II District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/29/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, all 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 Engineering Division;
2. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval;

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3. Prior to Preliminary Plat approval by the City Council, road construction plans for the well access easement shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
4. Prior to Preliminary Plat approval by the City Council, construction plans for Parkview Drive showing the construction of a four foot wide property line sidewalk and street light conduit shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
5. Prior to Preliminary Plat approval by the City Council, a cost estimate shall be submitted for review and approval;
6. Prior to Preliminary Plat approval by the City Council, the section line highway located along the south lot line shall be improved to City Street Design standards or a Variance to the Subdivision Regulations shall be obtained to waive the street improvements or the section line highway shall be vacated;
7. Prior to Final Plat approval by the City Council, the plat document shall be revised to show non-access easement(s) as per the Street Design Criteria Manual. In particular, the plat document shall be revised to show a non-access easement along the well access easement and Parkview Drive except for approved approach locations;

Register of Deed's Office Recommendation:

8. Prior to Final Plat approval by the City Council, the plat title shall be revised to include "the portion lying in Gov. Lot 1, Section 19, T1N, R8E";

Emergency Services Communication Center Recommendation:

9. Prior to Final Plat approval by the City Council, an alternate road name for East West Collector shall be submitted for review and approval. In addition, the plat document shall be revised to show the approved road name;

Urban Planning Division Recommendations:

10. Prior to Preliminary Plat approval by the City Council, a Master Plan shall be submitted for the .84 acre parcel located in the southeast corner of the subject property;
11. Prior to Final Plat approval by the City Council, the plat document shall be revised to include an owners certificate for the property owner located directly south of the section line highway located along the south lot line;
12. Prior to Final Plat approval by the City Council, 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; and,
13. Prior to Final Plat approval by the City Council, 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 has submitted a Preliminary and Final Plat to subdivide the subject property into 29 residential lots, leaving an approximate .84 acre non-transferable balance. On September 12, 2003, the applicant submitted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter, sidewalk, street light conduit, sewer, water

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and pavement along the well access easement and to allow a lot twice as long as it is wide. (This item will be heard at the October 9, 2003 Planning Commission meeting.)

On February 7, 2000, the City Council approved a Layout Plat to subdivide the subject property into 32 residential lots.

The property is located approximately 1,700 feet south of the Minnesota Street/Parkview Drive intersection on the east side of Parkview Drive and is currently void of any structural development.

STAFF REVIEW:

Staff reviewed the Preliminary and Final Plat and has noted 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 Preliminary and Final Plat identifies that four of the lots 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 by the City Council or that the plat be revised to comply with the length to width requirement.

Access Easement: The plat document identifies a 60 foot wide well access easement located along the north lot line of the subject property. Prior to Preliminary Plat approval by the City Council, construction plans for the access easement must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show a non-access easement along the north lot line of the subject property as it abuts the access easement.

Parkview Drive: Currently, Parkview Drive is being constructed as part of an assessment project by the City. However, the construction plans do not provide for the construction of sidewalks and street light conduit. As such, prior to Preliminary Plat approval by the City Council, construction plans providing a four foot wide property line sidewalk and street light conduit must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to show a non-access easement along Parkview Drive except for approved approach locations.

East-West Collector: The plat document identifies a street named East-West Collector extending east from Parkview Drive through the subject property. East-West Collector is identified on the City's Major Street Plan as a collector street. The construction plans show the street as a 76 foot wide right-of-way with a 40 foot wide paved surface meeting the minimum standards for a collector street with no on-street parking. The western 530 feet of the street is located within a section line highway located along the south lot line of the subject property. A portion of the right-of-way for the street is shown to be dedicated from the adjacent property. As such, the plat document must be revised to include an owner's certificate for the adjacent property owner.

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As previously indicated, East West Collector is located in a section line highway and the south half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations states that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". As such, the adjacent property owner must participate in the platting of the balance of the south half of the section line highway or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way. On July 21, 2003 the City Council approved Layout Plat #03PL072 to create a ten acre parcel on the adjacent property. The Layout Plat identified the collector street as shown on this plat. No additional street(s) were shown in the balance of the section line highway. As such, staff is recommending that the applicant work with the adjacent property owner and vacate the balance of the section line highway. Prior to Preliminary Plat approval by the City Council the section line highway issues must be addressed as identified.

The Emergency Services Communication Center has indicated that an alternate road name for East West Collector must be submitted for review and approval. In addition, the plat document must be revised to show the revised street name. Staff is recommending that the road name be submitted for review and approval and the plat document be revised as identified prior to City Council approval of the Final Plat.

Drainage Plan: The storm sewer is currently being constructed along Parkview Drive as a part of the City's assessment project for the street. Anticipated flows from the proposed development must be submitted for review and approval to insure that the storm sewer is being adequately designed and sized to accommodate the drainage. Staff is recommending that the additional drainage information be submitted for review and approval prior to City Council approval of the Preliminary Plat.

Non-transferable Balance: An approximate .84 acre parcel located in the southeast corner of the subject property is being left as a non-transferable balance. The previously approved Layout Plat identified three lots to be platted within this area. Staff is recommending that a Master Plan be submitted for the .84 acre parcel prior to City Council approval of the Preliminary Plat.

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