

STAFF REPORT  
May 27, 2004

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**No. 04PL059 - Preliminary Plat**

**ITEM 3**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck, LLC
REQUEST	<b>No. 04PL059 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the SW1/4 located in the NW1/4 of the SW/14, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Blocks 3 thru 7 of Block 5, Lots 1 thru 4 of Block 7, Auburn Hills Subdivision, and Major Drainage Easement in the NW1/4 of the SW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.242 Acres
LOCATION	Along Auburn Drive and Coal Bank Drive
EXISTING ZONING	Medium Density Residential District w/Planned Development Designation
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District (County)
East:	Medium Density Residential District
West:	General Agriculture District (County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	04/28/2004
REVIEWED BY	Vicki L. Fisher / Dave Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, 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 Engineering Division;
2. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a drainage report including calculations shall be submitted for review and approval or an addendum to the existing report shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, a revised Master Plan for the

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5. unplatted balance shall be submitted for review and approval. In particular, the Master Plan shall identify the extension and location of Cool Bank Drive through the property; Prior to submittal of a Final Plat application, miscellaneous documents securing access easements for the temporary turnaround(s) shall be recorded at the Register of Deed's Office. In addition, a copy of the recorded access easements shall be submitted with the Final Plat application;
6. Prior to submittal of a Final Plat application, a miscellaneous document securing a drainage easement on a portion of the unplatted balance shall be recorded at the Register of Deed's Office. In addition, a copy of the recorded drainage easement shall be submitted with the Final Plat application; and,
7. 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:**

The applicant has submitted a Preliminary Plat to subdivide a 54.49 acre parcel into nine residential lots leaving an approximate 50 acre unplatted balance.

The property is located at the western terminus of Auburn Drive and is a part of the Auburn Hills Subdivision.

**STAFF REVIEW:**

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

**Drainage:** Prior to Preliminary Plat approval by the City Council, a drainage report including calculations must be submitted for review and approval or an addendum to the existing report must be submitted for review and approval. In addition, a miscellaneous document securing a drainage easement for that portion of the drainage located on the unplatted balance must be recorded at the Register of Deed's Office prior to submittal of a Final Plat application. Staff is recommending that a copy of the recorded drainage easement be submitted for review and approval with the Final Plat application.

**Master Plan:** The previously submitted Master Plan identified the subject property as one multi-family lot. As noted above, the Preliminary Plat identifies that the subject property will be subdivided into nine residential lots. In addition, the Preliminary Plat identifies the extension of Cool Bank Drive through this portion of the property which is different than the previously submitted Master Plan. Staff is recommending that prior to Preliminary Plat approval by the City Council, a revised Master Plan for the unplatted balance identifying the extension and location of Cool Bank Drive through the property to adjacent property(s) be submitted for review and approval.

**Turnarounds:** The construction plans show temporary turnarounds at the terminuses of Auburn Drive and Cool Bank Drive. As such, staff is recommending that prior to submittal of a Final Plat application, miscellaneous documents securing access easements for the temporary turnaround(s) be recorded at the Register of Deed's Office. In addition, a copy of the recorded access easements must be submitted with the Final Plat application.

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

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