

STAFF REPORT

July 26, 2001

No. 01PL063 - Layout Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Randy and Bobbie Greenway
REQUEST	No. 01PL063 - Layout Plat
LEGAL DESCRIPTION	Lot 3R Revised, Lot 5R and Lot 4R Revision #2 in Block 5, all in Canyon Lake Heights, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.432 acres
LOCATION	3204 Falls Drive
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
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Plat approval, a non-access easement must be identified on the Wonderland Drive frontage;
2. Prior to Preliminary Plat approval, the right-of-way width of Wonderland Drive must be identified on the plat and the dedication of additional right-of-way on Wonderland Drive and Falls Drive may be required;

Pennington County Register of Deeds Recommendations:

3. Prior to Final Plat approval, the plat shall be revised to identify Lot 3R as Lot 3R Revised;
4. Prior to Final Plat approval, a new subdivision name shall be identified on the plat subject to review and approval of the Pennington County Register of Deeds; and,

Urban Planning Division Recommendations:

5. Prior to Final Plat approval, the subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or a Subdivision Regulations Variance must be obtained.

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GENERAL COMMENTS: Currently, a single family residence is located on Lot 4R Revision #2 while Lots 3R and 5R are void of any structural development. The applicant wishes to combine Lot 3R Revised, Lot 5R and Lot 4R Revision #2 into one lot.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail that is provided. All specific details of the subdivision may not be addressed at the Layout Plat but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual and any other applicable regulations will need to be met as part of the Preliminary and Final Plat.

STAFF REVIEW: Staff has reviewed the Layout Plat and has noted the following considerations:

Access and right-of-way: The applicant's site plan identifies that access to the property is taken from Falls Drive. The Street Design Criteria Manual states that "no more than one driveway will be allowed to any single residence". Based on the location of the existing driveway on Falls Drive the Engineering Division is recommending that a non-access easement be provided along Cutoff Drive on the Final Plat. The Layout Plat submitted with this request does not identify the right-of-way width of Wonderland Drive along the frontage of the subject property. Staff is recommending that prior to Preliminary Plat approval the applicant must identify the existing right-of-way width of Wonderland Drive along the frontage of the property. The applicant should be aware that the dedication of additional right-of-way may be required on the Final Plat.

Subdivision improvements: Falls Drive and Wonderland Drive along the frontage of the subject property are currently paved, but do not meet the minimum city standards. The applicant has submitted a Subdivision Regulations Variance request as a companion item to this plat to waive the requirement for curb, gutter and sidewalks on Falls Drive and Wonderland Drive. Prior to Final Plat approval, the subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or the Subdivision Regulations Variance must be obtained.

Register of Deeds: The Pennington County Register of Deeds has noted that the Lot 3R has been incorrectly identified on the Layout Plat that was submitted with this request. Lot 3R was replatted to Lot 3R Revised in May, 1990. Prior to Preliminary Plat approval the plat must be revised to correctly identify Lot 3R as Lot 3R Revised.

Oversized garage: The applicant intends to construct a detached garage on the subject property. The existing single family residence currently has an attached two stall garage. The applicant should be aware that Use On Review approval is required prior to issuance of a Building Permit for a garage that does not meet the definition of a "Private Garage". Based on information provided by the applicant, staff believes that the proposed and existing garage will exceed the allowable size for a "Private garage" and that a Use On

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Review will be required prior to issuance of a Building Permit.