

STAFF REPORT

March 21, 2002

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**No. 02PL019 - Preliminary and Final Plat**

**ITEM 12**

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GENERAL INFORMATION:

|                            |   |
|----------------------------|---|
| PETITIONER                 | CETEC Engineering for Park Hill Development Inc.  |
| REQUEST                    | <b>No. 02PL019 - Preliminary and Final Plat</b>   |
| EXISTING LEGAL DESCRIPTION | Lots 1, 2, 3, 4, 5, and 6 of Block 3 of Park Meadows Subdivision, located in the NE1/4 SE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota       |
| PROPOSED LEGAL DESCRIPTION | Lots 1R, 2R, 3R, 4R, 5R, and 6R of Block 3 of Park Meadows Subdivision, located in the NE1/4 SE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE             | Approximately 1.3490 Acres  |
| LOCATION                   | South of the intersection of East Oakland Street and Smith Avenue   |
| EXISTING ZONING            | Medium Density Residential District   |
| SURROUNDING ZONING         |   |
| North:                     | Medium Density Residential District   |
| South:                     | Medium Density Residential District   |
| East:                      | Medium Density Residential District   |
| West:                      | Medium Density Residential District   |
| PUBLIC UTILITIES           | City sewer and water  |
| DATE OF APPLICATION        | 02/22/2002  |
| REPORT BY                  | Vicki L. Fisher   |

RECOMMENDATION:

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

Engineering Division Recommendations:

1. A Special Exception is hereby granted to allow access to proposed Lots 1R and 2R from East Oakland Street in lieu of Kulpaca Place, the lesser order street;

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2. Prior to Final Plat approval by the City Council, the plat shall be revised to show a non-access easement along Kulpaca Place;

Urban Planning Division Recommendations:

3. Prior to Final Plat approval by the City Council, documentation from all of the affected utility companies shall be submitted indicating no objection to the relocation of the utility easement(s);
4. Prior to Final Plat approval by the City Council, the applicant shall sign an agreement to consent to a future assessment project for the improvements of Kulpaca Place as it abuts proposed Lots 1R and 2R; and,

Register of Deed's Office Recommendation:

5. Prior to City Council approval of the Final Plat, the plat title shall be revised to show "formerly Lots 1, 2, 3, 4, 5 and 6 of Block 3" in parenthesis.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to reconfigure six lots by shifting the common interior lot line(s) between the parcels. On February 4, 2002, the City Council approved Preliminary and Final Plat #02PI001 to create a 21 lot residential development as Phase One of the Park Meadow Subdivision development, including the subject property.

The subject property is located south of the intersection of East Oakland Street and Smith Avenue and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary and 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 Preliminary and Final Plat identifies that three lots will have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. 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: East Oakland Street serves as access to all of the proposed lots. In addition, Kulpaca Place abuts the rear lot line of proposed Lots 1R and 2R. East Oakland Street and Kulpaca Place are classified as a collector road and a local road, respectively, on the Major Street Plan. The Street Design Criteria Manual states that access must be taken from the lesser order street(s). The applicant has requested a Special Exception to allow East Oakland Street to serve as access to proposed Lots

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1R and 2R in lieu of Kulpaca Place. The Engineering Division has indicated that the steep terrain along the two lots as they abut Kulpaca Place may make it difficult to construct driveways that do not exceed the maximum allowable 16% grade for a private driveway. As such, the Engineering Division is recommending approval of the Special Exception contingent upon the plat being revised to show a non-access easement along Kulpaca Place. In addition, the applicant must sign an agreement to consent to a future assessment project for the improvements of Kulpaca Place as it abuts proposed Lots 1R and 2R.

Utility Easements: As previously indicated, the subject property was originally platted as a part of Phase One of the Park Meadows Subdivision. The original plat identified an eight foot wide utility and minor drainage easement located along the interior side of all front, side and rear lot lines. Reconfiguring the lots by shifting the common interior lot line(s) between the parcels as proposed by this plat, will result in the slight relocation of existing utility and drainage easement(s). As such, staff is recommending that all of the affected utility companies submit documentation indicating no objection to the vacation request prior to Final Plat approval.

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