

STAFF REPORT

February 20, 2003

No. 03PL011 - Layout, Preliminary and Final Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Pat Wyss
REQUEST	No. 03PL011 - Layout, Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	Lot 12R and Lot 13R of Block 3, Skyline Pines Subdivision, located in the SW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 12R-2 and Lot 13R-2 of Block 3, Skyline Pines Subdivision, located in the SW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.984 acres
LOCATION	1434 and 1444 Pevans Parkway
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	01/24/2003
REPORT BY	Tom Kurtenbach

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the applicant shall submit letters to the utility companies serving this area; and, the returned utility company letters shall demonstrate agreement to the vacation of utility easements, or the plat shall be revised to identify that the existing utility and minor drainage easements shall be retained;
2. Prior to Final Plat approval by the City Council, the applicant shall revise the utility and access easement on the south lot line of Lot 12R to read "utility maintenance easement";
3. Prior to Final Plat approval by the City Council, the applicant shall vacate the existing 30 foot wide utility easement, and submit a sewer easement for review and approval by City

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Engineering Staff; the applicant shall submit letters to the utility companies serving this area; and, the returned utility company letters shall demonstrate agreement to the vacation of the utility easement;

4. Prior to Final Plat approval by the City Council, the applicant shall revise the proposed plat according to the Engineering Division redlines;

Fire Department Recommendations:

5. Prior to Final Plat approval by the City Council, the applicant shall revise the note describing driveway slope to read: "Buildings on any lots having driveways exceeding 16% slope shall be equipped with an automated residential sprinkler system subject to approval by the Rapid City Fire Department.";

Pennington County Register of Deeds Recommendations:

6. Prior to Final Plat approval by the City Council, the plat heading shall be revised to read "... (formerly Lots 12R and 13R of Block 3 of Skyline Pines Subdivision)";

Urban Planning Division Recommendations:

7. Prior to Final Plat approval by the City Council, a subdivision estimate form for any uncompleted subdivision improvements shall be submitted for review and approval; and,
8. Prior to Final Plat approval by the City Council, surety for the uncompleted improvements shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: The applicant is proposing to relocate two common lot lines for existing Lots 12R and 13R in the Skyline Pines Subdivision. The applicant is also proposing to vacate the utility and minor drainage easements along the affected lot lines. A single family residence is under construction on Lot 13R.

STAFF REVIEW: Staff has reviewed the Layout/Preliminary/Final Plat request and noted the following considerations:

Vacation of Utility & Minor Drainage Easements: The applicant is proposing to relocate two lot lines and to vacate the utility and minor drainage easements along these lot lines through the platting procedure. The vacation of a utility easement requires the permission of all affected utility companies. At the time of this writing, Staff has not received responses from the five utility companies serving the area of the subject property. Staff recommends that prior to Final Plat approval by the City Council, the applicant shall demonstrate that the utility companies agree to the vacation of the affected utility easements. If all the utility companies do not agree with the utility easement vacation, the plat shall be revised to identify that the existing utility and minor drainage easements are retained at the current location.

Lot Configuration: Review of the structural survey submitted by the applicant demonstrates that the existing structure under construction meets the setback requirements for proposed Lot 13R-2. Proposed Lots 12R-2 and 13R-2 will have a very atypical lot line configuration. The north and west portions of the proposed lots exhibit steep terrain and appear to be heavily wooded. Although both proposed lots meet the minimum three acre lot size requirement for the Park Forest Zoning District, Staff has some reservation about whether

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there is sufficient area to build on proposed Lot 12R-2. The unusual lot configuration may cause difficulties for future owners.

Sewer and Water: Currently City sewer and water connections are provided along Pevans Parkway. Engineering Staff has noted that the proposed lots will likely need to be sewerered utilizing grinder pumps installed at each residence. Engineering Staff has recommended that the existing utility easement be vacated, and that a dedicated sewer easement be obtained. Staff recommends that prior to Final Plat approval by the City Council, the existing utility easement be vacated, and that the requested sewer easement be approved by Engineering Staff. The vacation of a utility easement requires the permission of all affected utility companies. Staff recommends that prior to Final Plat approval by the City Council, the applicant shall demonstrate that the utility companies agree to the vacation of the utility easement. In addition, Staff recommends that the applicant review the redline drawings provided by the Engineering Staff, and revise the plat accordingly prior to Final Plat approval by the City Council.

Water pressure in the area of the subject property is high. Engineering Staff has also noted that the lower areas of the proposed lots will likely require pressure reduction valves in the future residences to prevent the failure of plumbing fixtures.

Pennington County Register of Deeds: Pennington County Staff have noted that the plat heading is incorrect. The plat heading currently reads “. . . (formerly Lots 12 and 13 of Block 3 of Skyline Pines Subdivision)”, and should read “. . . (formerly Lots 12R and 13R of Block 3 of Skyline Pines Subdivision)”. Staff recommends that the plat document be revised prior to City Council approval of the Final Plat.

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