

STAFF REPORT

October 23, 2003

No. 03PL089 - Preliminary and Final Plat

ITEM 34

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Hank Craig
REQUEST	No. 03PL089 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of Lot B of the N1/2 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, 2 and 3 of Craig Estates, located in the SW1/4 of the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.569 acres
LOCATION	Along the 4200 Block of Parkview Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	Low Density Residential District/General Agriculture District
West:	Public 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, a Utility Master Plan shall be submitted for review and approval. In particular, the Utility Master Plan shall show a connection of the high pressure water zone from Elm Street to Parkview Drive;
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 Parkview Drive except for approved approach locations; and,

Urban Planning Division Recommendations:

8. 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:

This item was continued at the September 25, 2003 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of October 14, 2003. All revised and/or additional text is shown in bold print. The applicant has submitted a Preliminary and Final Plat to subdivide the subject property into three lots leaving a 14.601 acre non-transferable balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter, sidewalk, street light conduit, sewer, water and pavement along a well access easement. (See companion item 03SV033.)

On August 20, 2001 the City Council denied without prejudice Layout, Preliminary and Final Plat #00PL100 to subdivide the subject property into two lots.

The property is located approximately 1,400 feet south of the Minnesota Street/Parkview Drive intersection on the east side of Parkview Drive. Currently, a single family residence and a pole barn are located on the 14.601 acre non-transferable balance.

STAFF REVIEW:

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

Access Easement: The plat document identifies a 60 foot wide well access easement located along the south 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

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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 south lot line of proposed Lot 3 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.

Drainage Plan: The storm sewer improvements currently being constructed along Parkview Drive do not account for the increase in density created by developing the subject property. Additional inlets and storm water capacity may be necessary based on the proposed site grading and increase in density. Staff is recommending that a revised drainage plan be submitted for review and approval addressing the drainage concerns as outlined above.

Master Plan: As previously indicated, the proposed plat will leave an approximate 14.601 acre non-transferable balance. As such, a Master Plan must be submitted for review and approval identifying future lot configurations as well as road and utility extensions through the site. In addition, a structural site plan must be submitted for review and approval identifying the existing structures and on-site water and/or wastewater system(s). The Master Plan must also identify access to the non-transferable balance from Parkview Drive and/or Elm Street. It appears problematic to construct a street within the current location of the well access easement extending off Parkview Drive as this will create double street frontages on lots currently being platted south of the subject property. As such, staff would support vacating a portion of the sixty foot wide access easement creating a flagpole lot to the existing single family residence. This would allow the applicant to either plat a fourth lot along Parkview Drive or increase the size of the three proposed lots. Access to the non-transferable balance would then be from Elm Avenue. Due to the significance of the proposed road and utility extensions through the non-transferable balance, staff is recommending that the Preliminary and Final Plat be continued to the October 23, 2003 Planning Commission meeting to allow the applicant to submit a Master Plan as outline above. **On October 6, 2003, the applicant submitted a revised plat document minimizing the flagpole lot to the existing single family residence from 60 feet to 25 feet as recommended. In addition, the applicant submitted a Master Plan identifying the future subdivision of the eastern portion of the subject property into 43 residential lots. These lots will be accessed from Elm Street and future road connections from the south. (This is the same Master Plan submitted in 2001 when an initial Layout Plat was being considered by the City. The Layout Plat was ultimately denied without prejudice at the applicant's request.)**

To date, a utility master plan identifying the connection of the high pressure water zone from Elm Street to Parkview Drive has not been submitted for review and

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approval. The utility master plan may show the connection on the subject property or on properties located directly south of the subject property. (The consultant has also submitted a Preliminary and Final Plat to subdivide an 8.9 acre parcel located directly south of the subject property into 29 residential lots.) Staff is recommending that a utility master plan be submitted for review and approval 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.