

STAFF REPORT

March 4, 2004

No. 04PL006 - Layout Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Dan Haggerty for Haggerty's Inc.
REQUEST	No. 04PL006 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 1 of Hillsview Subdivision #2 located in the SW1/4 SW1/4 Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .99 acres
LOCATION	1829 Hillsview Drive
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	02/06/2004
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon submittal of a Preliminary Plat, road construction plans providing for a sidewalk along both sides of Red Dale Drive and West Patrick Street shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of a Preliminary Plat, a note shall be placed on the plat document providing a minimum six foot exterior maintenance easement on either side of all common lot lines;
3. Upon submittal of a Preliminary Plat, the plat document shall be revised to show the adjacent rights-of-way widths;
4. Upon submittal of a Preliminary Plat, a site plan shall be submitted showing existing approaches located along Red Dale Drive and West St. Patrick Street. In addition, the plat document shall be revised to show non-access easements along Red Dale Drive and West St. Patrick Street and to show shared approaches where necessary as per the

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- Street Design Criteria Manual;
5. Upon submittal of a Preliminary Plat, a grading plan shall be submitted for review and approval;
 6. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall comply with the Red Dale Drainage Basin Design Plan. In addition, the plat document shall be revised to show drainage easements as necessary;
 7. Upon submittal of a Preliminary Plat, a Master Utility Plan shall be submitted for review and approval. In particular, the Master Utility Plan shall identify the extension of water and sewer as well as private utilities (i.e., electricity, gas, telephone);
 8. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 9. Prior to Preliminary Plat approval by the City Council, the water and sewer lines located across the subject property shall be relocated and the utility easements shall be vacated or the plat document shall be revised eliminating the proposed townhome lots in this area or increasing the size of the lot(s) to provide building envelopes that do not interfere with the utilities;
 10. Upon submittal of the Final Plat, 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 Layout Plat to subdivide approximate one acre into eight townhome lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to provide sidewalks along both sides of Red Dale Drive and West St. Patrick Street. (See companion item #04SV005.)

On October 20, 2003 the City Council approved a Preliminary and Final Plat to subdivide 2.5 acres into two lots, including the subject property. In addition, a Variance to the Subdivision Regulations was approved to allow a sidewalk on one side of Red Dale Drive and West St. Patrick Street.

The subject property is located in the northeast corner of the Red Dale Drive/West St. Patrick intersection and is currently void of any structural development.

STAFF REVIEW:

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

Townhome Development Lot: The Layout Plat identifies that a townhome development lot is being proposed with eight individual townhome lots. The applicant's site plan identifies that an eight foot side yard is being proposed. The applicant should be aware that the townhomes must be constructed as one story structures or a minimum 12 foot setback must be provided. The applicant should also be aware that Chapter 17.50.020F of the Zoning Ordinance states that "...in order to permit openings in exterior walls, each townhouse structure and its appendage and projections shall have a minimum six-foot setback from

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individual townhouse lot lines which are not common to other individual townhouse lots, unless approved otherwise in a planned development or in a use on review permit.

The Subdivision Regulations require that a six foot exterior maintenance easement on either side of all common lots lines be provided for maintenance of the townhomes. As such, Staff is recommending that upon submittal of a Preliminary Plat, a note be placed on the plat document to create a six foot exterior maintenance easement as identified.

Red Dale Drive/West St. Patrick Street: Currently, a sidewalk is located along the east side of Red Dale Drive and along the north side of West St. Patrick Street. The Subdivision Regulations require that a sidewalk be constructed on both sides of the streets. As such, upon submittal of a Preliminary Plat, road construction plans showing the sidewalk(s) must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Grading and Drainage Information: Upon submittal of a Preliminary Plat, a grading and drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate compliance with the Red Dale Drainage Basin Design Plan. In addition, the plat document must be revised to provide additional drainage easements as needed.

Utilities: Currently, a water and sewer line are extended across the subject property to serve a church located directly east of the proposed development. Prior to Preliminary Plat approval by the City Council, the water and sewer lines must be relocated and the utility easements must be vacated or the plat document must be revised eliminating the proposed townhome lots in this area or increasing the size of the lot(s) to provide building envelopes that do not interfere with the utilities.

Staff is also recommending that upon submittal of a Preliminary Plat, a Master Utility Plan be submitted for review and approval. The Master Utility Plan must show the extension of City sewer and water to the individual lots as well as the extension of private utilities (i.e., telephone, electricity, gas).

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