

STAFF REPORT
April 22, 2004

No. 04PL041 - Layout and Preliminary Plat

ITEM 2

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck, LLC
REQUEST	No. 04PL041 - Layout and Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the SW1/4 located in the NW1/4 of SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 and 2 of Block 5, and Lot 12 of Block 6, Auburn Hills Subdivision and dedicated right-of-way of Chalkstone Drive, located in the NW1/4 of the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.977 acres
LOCATION	South of the intersection of Chalkstone Drive and Auburn Drive
EXISTING ZONING	Medium Density Residential District w/Planned Development Designation
SURROUNDING ZONING	
North:	Low Density Residential District
South:	County
East:	Medium Density Residential District
West:	County
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/26/2004
REPORT BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a cost estimate shall be submitted for review and approval;
2. Prior to submittal of a Final Plat, the plat document shall be revised to show the "access restriction" as a non-access easement or a note shall be placed on the plat precluding driveway approaches within the access restriction; and,
3. Upon submittal of the Final Plat, surety for any required subdivision improvements that

STAFF REPORT
April 22, 2004

No. 04PL041 - Layout and Preliminary Plat

ITEM 2

have not been completed shall be posted and the subdivision inspection fees shall be paid

GENERAL COMMENTS:

The applicant has submitted a Layout and Preliminary Plat to subdivide the subject property into three residential lots leaving a non-transferable balance.

On June 16, 2003, the City council approved Preliminary and Final Plat #02PL037 to create 39 residential lots. In addition, a Master Plan was approved to create a 187 lot residential development to be known as Auburn Hills Subdivision. The subject property is identified as a part of Phase Three of the development. The parcel is located at the western terminus of Auburn Drive and is currently void of any structural development.

STAFF REVIEW:

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

Street Improvements: Auburn Drive is located along the north lot line of the subject property and Chalkstone Drive is located down the middle of the subject property. Both streets are classified as sub-collector streets requiring that they be constructed in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Construction plans for both streets have previously been reviewed and approved. In addition, Auburn Drive as been completed and Chalkstone Drive is under construction. Prior to submittal of a Final Plat, Chalkstone Drive must be completed or surety must be posted for the balance of the improvements.

Plat Labeling: The plat document identifies an "access restriction" along Auburn Drive and the first 50 feet of Chalkstone Drive in compliance with the Street Design Criteria Manual. Staff is recommending that prior to submittal of a Final Plat, the plat document be revised to show the "access restriction" as a non-access easement or a note must be placed on the plat precluding driveway approaches within the access restriction.

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