

STAFF REPORT
May 27, 2004

No. 04PL061 - Layout Plat

ITEM 27

GENERAL INFORMATION:

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| PETITIONER | Gerald Davis for Mark and Jodi Davis |
| REQUEST | No. 04PL061 - Layout Plat |
| EXISTING LEGAL DESCRIPTION | Lot 1 of Block 1, Vista Hills No. 2 Subdivision, located in the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lot A and Lot B of Lot 1, Block 1, Vista Hills No. 2 Subdivision, located in the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 2.28 acres |
| LOCATION | 4740 Skyview Drive |
| EXISTING ZONING | Low Density Residential District |
| SURROUNDING ZONING | |
| North: | Public District |
| South: | Low Density Residential District |
| East: | Low Density Residential District |
| West: | Low Density Residential District |
| PUBLIC UTILITIES | City water and private on-site wastewater |
| DATE OF APPLICATION | 04/01/428 |
| REVIEWED BY | Vicki L. Fisher / Curt Huus |

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat, road construction plans for Skyview Drive shall be submitted for review and approval. In particular, the construction plans shall show Skyview Drive located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, street light conduit and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of a Preliminary Plat, road construction plans for Corral Drive shall be submitted for review and approval. In particular, the road construction plans shall show Corral Drive located in a minimum 100 foot wide right-of-way and constructed with a minimum 36 foot wide paved surface, sidewalk on both sides of the street and street light conduit or a Variance to the Subdivision Regulations shall be obtained. In addition, the

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- plat document shall be revised dedicating 17 additional feet of right-of-way along Corral Drive;
3. Upon submittal of a Preliminary Plat, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to show additional drainage easements as needed;
 4. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 5. Upon submittal of a Preliminary Plat, a site plan showing all structural improvements, including lot lines, dimensions, approach location, adjacent right-of-way widths and setbacks shall be submitted for review and approval; and,
 6. 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 the subject property into two residential lots and a drainage lot. 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 and pavement improvements along Skyview Drive and to waive the requirement to construct street light conduit, pavement improvements and sidewalks on both sides of Corral Drive as they abut the subject property. (See companion item #04SV027.)

The subject property is located in the southeast corner of the Corral Drive/Skyview Drive intersection on the south side of Corral Drive. Currently, a single family residence is located on the subject property.

On October 7, 1996, the City Council approved a Layout Plat to subdivide the subject property into two lots with the stipulations that a sewer main and a sidewalk be installed along Skyview Drive.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

STAFF REVIEW:

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

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STAFF REVIEW:

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

Corral Drive: Corral Drive is located along the north lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan requiring that it be located in a minimum 100 foot wide right-of-way with a minimum 36 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Corral Drive is located in a 66 foot wide right-of-way with a 36 foot wide paved surface, curb, gutter, water, sewer and a sidewalk on one side of the street. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised dedicating an additional 17 feet of right-of-way.

Skyview Drive: Skyview Drive is located along the west lot line of the subject property and is classified as a sub-collector street requiring that the street be located 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. Currently, Pinewood Drive is located in a 66 foot wide right-of-way with a varying pavement width from 36 feet to 24 feet and a City water main. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Drainage: A large detention pond occupies the northern one-third of the subject property. When the pond was created by the City several years ago, the property owners and the City entered into an easement agreement to allow the detention pond to be located on the property. Staff has reviewed the current platting request and has noted that upon submittal of the Preliminary Plat, a drainage plan must be submitted for review and approval. In particular, the drainage plan must demonstrate that the existing easement is sized sufficiently to handle the back-water affect which occurs when the pond is full. In addition, the drainage plan must demonstrate that the proposed development does not encroach into the existing detention pond area. Staff is also recommending that the plat document be revised to provide additional drainage easements as needed. (The proposed Layout Plat identifies the creation of a drainage lot for this area of the property. The applicant should be aware that a separate action is needed to request the City Council to accept ownership of the drainage lot.)

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