

STAFF REPORT
November 24, 2004

No. 04PL162 - Preliminary Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 04PL162 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Eastridge Subdivision Tract 1 and Outlot A, and previously unplatted land residing in W1/2 NE1/4 and E1/2 NW1/4, Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 6, Block 3, Eastridge Estates Subdivision, and dedicated street located in the NW1/4 NE1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.85 acres
LOCATION	South of Enchanted Pines Road along Enchantment Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/29/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following considerations:

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Engineering Division;
2. Prior to Preliminary Plat approval by the City Council, road construction plans for Stumer Road shall be submitted for review and approval. In particular, the road construction plans shall show Stumer Road constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;

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3. All Uniform Fire Code shall be continually met;
4. Prior to submittal of a Final Plat, the plat document shall be revised to show a non-access easement along Lot 6 as it abuts Enchantment Road and the first 75 feet of Stumer Road;
5. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
6. Upon submittal of the Final Plat application, 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 Preliminary Plat to create six residential lots. In addition, the applicant has submitted a Preliminary Plat to create 31 residential lots located directly north of the subject property. Both properties are a part of the East Ridge Estates Subdivision. (See companion item #04PL163.)

On December 29, 2003, the City Council approved a Final Plat to create 40 residential lots as Phase One of the East Ridge Estates Subdivision. The subject property is located approximately 200 feet east of the Enchantment Road/Dan Christy Lane intersection on the east side of Enchantment Road and is currently void of any structural development.

STAFF REVIEW:

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

Zoning: The property is currently zoned General Agriculture District requiring a minimum lot size of 20 acres for residential use. The South Robbinsdale Neighborhood Area Future Land Use Map identifies the appropriate use of the property as a Planned Residential Development with a maximum density of 6.7 dwelling units per acre. The Layout Plat identifies lots ranging in size from .63 acres to .39 acres and is consistent with the allowable density as identified on the Future Land Use Map. The applicant should be aware that prior to obtaining a building permit for a residence, the property must be rezoned from General Agriculture District to Low Density Residential District. In addition, an Initial and Final Planned Residential Development must be reviewed and approved.

Streets: The construction plans for Enchantment Road were previously reviewed and approved as a part of the Preliminary Plat for Phase One of the East Ridge Estates Subdivision. However, construction plans for Stumer Road as it abuts proposed Lot 6 have not been submitted for review and approval. Stumer Road is classified a sub-collector street requiring that it be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface. The Preliminary Plat identifies the dedication of 52 feet of right-of-way for Stumer Road. Staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Stumer Road as identified be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.

Non-Access Easement: The Street Design Criteria Manual states that access must be taken from the lesser order street. Enchantment Road is identified as a collector street and Stumer Road is identified as a sub-collector street. As such, the plat document must be revised to provide a non-access easement along Lot 6 as it abuts Enchantment Road and

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the first 75 feet of Stumer Road. Staff is recommending that the plat document be revised as identified prior to submittal of a Final Plat application.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

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