

STAFF REPORT
January 6, 2005

No. 04PL198 - Preliminary Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Bill Freytag
REQUEST	No. 04PL198 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 12 and 13 of Madisons Subdivision located in the SW1/4 of Section 13, T2N, R7E, BHM and the unplatted balance of the NE1/4 of the NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Block 1; Lots 1-10 of Block 2; Lots 1-20 of Block 3; Lot 1 of Block 4, and Lots 1-11 of Block 5; all of Kateland Subdivision, and dedicated public right-of-ways shown as Nace Court, Earleen Court, Roberta Street, Kateland Street and Country Road located in the SW1/4 of Section 13 and the NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.1 acres
LOCATION	west of Haines Avenue and north of Mallridge Subdivision
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Pennington County Zoning
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

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 Development Service Center Division;
2. Prior to Preliminary Plat approval by the City Council, the road construction items for

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- Country Road shall be revised to provide a sidewalk along both sides of the street or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, the road construction plans shall be revised for Country Road, Kateland Street and Roberta Street to provide a temporary turnaround at the end of the three streets or an Exception shall be obtained from the Street Design Criteria Manual;
 4. Prior to Preliminary Plat approval by the City Council, drainage easements on adjacent properties as needed shall be recorded at the Register of Deed's Office;
 5. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
 6. All Uniform Fire Code shall be continually met;
 7. Prior to submittal of the Final Plat application, the plat shall be revised to show a non-access easement along the first fifty feet of Lot 1, Block 5 along Earleen Street as it extends north from Country Road and Lot 1, Block along Kateland Street as it extends north from Country Road;
 8. Prior to submittal of the Final Plat application, the plat title shall be revised deleting from the "formerly" in the plat heading the following: "located in the SE1/4 of the SW1/4, of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota"; and,
 9. 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 subdivide the subject property into 45 residential lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct sidewalks along both sides of Country Road. The applicant has also submitted a Final Planned Residential Development request to allow a combination of single family residential and townhome development on 43 of the 45 lots. Two of the lots are located outside of the boundary of the Final Planned Residential Development request. (See companion items #04PD079 and 04SV076.)

On October 4, 2004, the City Council approved a Layout Plat to subdivide the subject property into 45 residential lots. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter, water, sewer, street light conduit and to improve pavement along Haines Avenue as it abuts the subject property. On October 18, 2004, the City Council approved an Initial Planned Residential Development to allow a combination of single family residential and townhome development on 43 of the 45 residential lots.

The property is located in the northwest corner of the Haines Avenue and Country Road intersection and is currently void of any structural development.

STAFF REVIEW:

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

Lot Area/Lot Coverage: The Medium Density Residential District requires a minimum 6,500 square foot lot size for a single family residential structure and a minimum 4,000 square foot lot size for a townhome. During the review and approval of the Initial Planned Residential

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Development, the applicant obtained approval to reduce the lot size for a single family residential lot to 4,800 square feet. In addition, the Planning Commission approved the request to increase the allowable lot coverage area within the Medium Density Residential District from 30% to 35%. The proposed lots meet the minimum lot size as approved by the Initial Planned Residential Development.

Sidewalks: Currently, the road construction plans for Country Road show sidewalks along the north side of the street only. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the road construction plans must be revised to provide a sidewalk along both sides of the street or a Variance to the Subdivision Regulations must be obtained.

Temporary Turnarounds: During the review of the Layout Plat, the applicant requested an Exception to waive the requirement to provide temporary turnarounds at the end of Country Road, Roberta Street and Kateland Street. However, the Fire Department staff indicated that these temporary turnarounds are necessary. As such, the City Council denied the Exception request. Staff has noted that more efficient hammerhead turnarounds and/or driveways may serve as a temporary turnaround if designed to accommodate a fire apparatus. Staff is recommending that prior to Preliminary Plat approval by the City Council, the road construction plans be revised for Country Road, Kateland Street and Roberta Street to provide temporary turnarounds at the end of the three streets or a subsequent Exception must be obtained from the Street Design Criteria Manual.

Drainage Easements: The drainage plan identifies drainage from the subject property flowing north and to the west of the site. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, drainage easements on the adjacent properties, as needed, must be recorded at the Register of Deed's Office

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.