

STAFF REPORT
February 10, 2005

No. 04PL194 - Preliminary and Layout Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Dennis Zandstra
REQUEST	No. 04PL194 - Preliminary and Layout Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract 1 of Elks Country Estates, located in the SE1/4, of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Jolly Lane Right-of-Way extended south to Section Line
PARCEL ACREAGE	Approximately 2.698 Acres
LOCATION	Along Jolly Lane
EXISTING ZONING	Low Density Residential District with a Planned Development
SURROUNDING ZONING	
North:	Low Density Residential District/General Agriculture District
South:	Limited Agriculture (County)
East:	LA (County)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water to be extended
DATE OF APPLICATION	12/09/2004
REVIEWED BY	Renee Catron-Blair / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the February 24, 2005 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

(Update February 3, 2005. All revised and or added text is shown in bold print.) This item was continued at the January 27 2005 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted. As such, staff is recommending that the Preliminary Plat be continued to the February 24, 2005 Planning Commission meeting to allow the applicant to submit additional information. Please note that no other part of this Staff Report has been revised.

(Update January 19, 2005. All revised and/or added text is shown in bold print.) This item

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was continued at the January 6, 2005 Planning Commission meeting to allow the applicant time to submit a request to the City Council for an Exception to allow platting within a Special Study Area. On January 17, 2005 the City Council voted to allow platting of this right-of-way within the study area. On January 10, 2005 the applicant requested that this item be continued to the February 10, 2005 Planning Commission meeting to allow them time to submit additional information regarding the road alignment, water and sewer layout.

The applicant has submitted a Layout and Preliminary Plat to create right-of-way. The property is a part of the Elks Country Estates Subdivision. The property is located at the southern terminus of Jolly Lane and is currently void of any structural development.

STAFF REVIEW:

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

Construction Plans: Staff recommends revised construction plans showing changes identified on the redlined drawings must be submitted prior to Preliminary Plat approval by the City Council for review and approval. In addition, the redlined drawings must be returned to staff. All construction must be in accordance with an approved set of plans.

Plat: Staff recommends the plat document must be revised to include the required Title and "Final Plat Certificates" and lot lines showing access restrictions. In addition, drainage easements must be shown as needed.

Fire Department: The Fire Department has indicated that all streets, cul-de-sacs and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the International Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code. The fire hydrants must be in place and operational prior to any building construction. A minimum of 1,000 gpm/20psi for structures less than 3,600 square feet and 1,500 gpm/20psi fire flow(s) for structures 3,600 square feet or larger must be provided at each fire hydrant. Fire flows may be increased depending upon building construction and size. In addition, the Fire Department has 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.

Temporary Turnaround: The Preliminary Plat shows Jolly Lane terminating along the southern section line of the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised showing a temporary turnaround at the southern terminus of Jolly Lane must be submitted for review and approval. In addition, a construction easement or a temporary easement shall be obtained.

Special Study Area: The City Council by resolution designate study areas, which because of groundwater, topography, street road or access inadequacies, availability of sewer and water, or drainage problems, require special information, analysis, and plan development prior to platting. The resolution shall describe the area, specific development need, and estimate time that is required to collect information, analyze information and complete plans. Interim subdivision design or unique subdivision proposals may be allowed prior to completion of the overall development plan if appropriate engineering studies and plans

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conclude that the interim solution will temporarily mitigate the problem and not cause the overall plan to be stalled or arrested.

Staff is recommending that the Layout and Preliminary Plat be denied without prejudice since the proposed plat was submitted within a Special Study Area and the proposed right-of-way terminates and will not connect to another street providing a second point of access to this area.