

STAFF REPORT
February 24, 2005

No. 04PL194 – Layout and Preliminary Plat

ITEM 8

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:	Limited Agriculture (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 Layout and Preliminary Plat be approved with the following stipulations:

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings and submitted for review and approval. In addition, the red lined drawings shall be returned to the Growth Management staff;
2. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, typical sections be revised as per the Street Design Criteria Manual or an Exception to the manual be submitted;
4. Prior to submittal of a Final Plat application, the plat document shall be revised to include the required "Final Plat Certificates" and Title; and,

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5. 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:

(Update February 16, 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 revised construction plans.

On January 17, 2005 the City Council authorized platting of the right-of-way only within a designated Study Area. On February 11, 2005, the applicant submitted revised road construction plans showing the re-alignment of Jolly Lane in compliance with the Major Street Plan. In addition, the construction plans show a temporary turnaround at the south end of Jolly Lane. As such, staff is recommending that the Layout and Preliminary Plat be approved with the stipulations as outlined above. Please note that no other part of this Staff Report has been revised.

(Update January 11, 2005. All revised and/or added text is shown in bold print.) This item was continued at the January 6, 2005 Planning Commission meeting to allow the applicant time to request the City Council an Exception to the Study Area platting restriction on this right-of-way preliminary plat.

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

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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. However, the construction plans do not provide temporary turnaround at the end of the street. 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.

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