

STAFF REPORT
April 7, 2005

No. 05PL047 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Dream Design International for Jul-Mar Development
REQUEST	No. 05PL047 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted balance of the W1/2 of the S1/2 of Government Lot 4, located in the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-3, Block 3, Stone Ridge Subdivision, located in the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .83 Acres
LOCATION	Southeast of the intersection of Parkview Drive and Enchanted Pines Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential - II District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/11/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a grading plan and a drainage plan, as well as an erosion and sediment control plan, shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
2. Prior to Preliminary Plat approval by the City Council, a water and sewer service plan shall be submitted for review and approval;
3. 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. In addition, the red lined drawings shall be returned to the Growth Management Department;
4. Prior to Preliminary Plat approval by the City Council, construction plans for the section

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line highway located along the south line shall be submitted for review and approval. In particular, the road construction plans shall show the section line highway constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the section line highways shall be vacated or a or a Variance to the Subdivision Regulations shall be obtained to allow half a right-of-way;

5. The International Fire Code shall be continually met;
6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
7. Upon submittal of a 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 three lots. In addition, the applicant has submitted a rezoning request to change the zoning designation of the subject property from General Agriculture District to Low Density Residential District. (See companion item #05RZPL047.)

The property is located south of the intersection of Enchanted Pines Drive and Gemstone Drive 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. As previously indicated, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Low Density Residential District. The Low Density Residential District requires a minimum lot size of 6,500 square feet with Community water and sewer. The proposed lots meet the minimum lot size requirement of the Low Density Residential District. Prior to issuance of a building permit for a single family residence, the property must be rezoned as proposed.

Drainage: A drainage plan must be submitted for review and approval. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. The plat document must also be revised to provide drainage easements as needed. Staff is recommending that prior to Preliminary Plat approval by the City Council, a drainage and grading plan, as well as an erosion and sediment control plan, must be submitted for review and approval and the plat document must be revised to provide drainage easements as identified.

Water and Sewer Service: Currently, Enchanted Pines Drive located along the north lot line of the subject property has been constructed. In particular, a water and sewer main has been installed within the right-of-way. Staff is recommending that prior to Preliminary Plat approval by the City Council, a water and sewer service plan showing the individual taps the proposed lot(s) be submitted for review and approval.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be

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designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, 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 International Fire Code be continually met.

Section Line Highway: A section line highway is located along the south lot line of the subject property. The south half of the section line highway is located on an adjacent property under different ownership from the subject property. The Subdivision Regulations state that "...where there exists a dedicated or platted half-street adjacent to the tract to be subdivided, the other half shall be platted. No new half-streets shall be permitted". As such, the adjacent property owner must participate in the platting of the south half of the section line highway or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way or the section line highway must be vacated. Please note that on March 24, 2005, the applicant submitted a petition to vacate the section line highway. In addition, the adjacent property owner signed the petition.

Staff is recommending that prior to Preliminary Plat approval by the City Council, the section line highway must be vacated or construction plans for the section line highway must be submitted for review and approval. In particular, the road construction plans shall show the section line highway constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance must be obtained to waive the requirement to improve the section line highway and to allow platting half a right-of-way.

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