

STAFF REPORT
May 26, 2005

No. 05PL081 - Preliminary Plat

ITEM 19

GENERAL INFORMATION:

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| PETITIONER | Sperlich Consulting, Inc. for Kensington Heights, LLC |
| REQUEST | No. 05PL081 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | E1/2 of the S1/2 of Government Lot 4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 18 through 21 of Block 1, Lots 6 through 19 of Block 3 and Lots 1 through 10 of Block 4, Kensington Heights Subdivision, located in Government Lot 4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 10 acres |
| LOCATION | West of Elm Avenue and Enchanted Pines Drive |
| EXISTING ZONING | Low Density Residential District |
| SURROUNDING ZONING | |
| North: | Low Density Residential District |
| South: | Low Density Residential District - II District |
| East: | Low Density Residential District |
| West: | Low Density Residential District |
| PUBLIC UTILITIES | City water and wastewater |
| DATE OF APPLICATION | 4/29/2005 |
| REVIEWED BY | Vicki 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, 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;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
5. Prior to submittal of a Final Plat application, the plat document shall be revised to show the book and page of the resolution vacating the section line highway located along the south lot line of the subject property; and,
8. Upon submittal of a Final Plat application, surety for any required subdivision

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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 a 19 lot residential development to be known as Phase Three of the Kensington Heights Subdivision.

On March 21, 2005, the City Council approved a Layout Plat to subdivide a ten acre parcel into 28 residential lots which included the subject property. In addition, on April 4, 2005, the City Council approved a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide; to waive the requirement to dedicate additional right-of-way and to construct curb, gutter, sidewalk, street light conduit, water, sewer and pavement along Elm Avenue as it abuts the subject property.

The property is located east and south of the current terminus of Elm Avenue and is currently void of any structural development.

STAFF REVIEW:

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

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 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.

Vacation of Section Line Highway: On May 16, 2005, the City Council approved a Vacation of Section Line Highway petition to vacate the section line highway located along the south lot line of the subject property. Staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to show the book and page of the recorded resolution vacating the section line highway.

Construction Plans: Construction plans including street, drainage and utility improvements have been submitted for review and approval. Staff is recommending that prior to Preliminary Plat approval by the City Council, all necessary changes be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings must be returned to the Growth Management Department.

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