

STAFF REPORT
June 9, 2005

No. 05PL091 - Preliminary Plat

ITEM 15

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck LLC
REQUEST	No. 05PL091 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Located in the SW1/4 of the NW1/4, Auburn Hills Subdivision, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.897 acres
LOCATION	At the west end of Crimson Court and adjacent to Coal Bank Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/13/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

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 redlined comments on the construction plans. In addition, the redlined drawings shall be returned to the Development Service Center Division;
2. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a revised grading plan shall be submitted for review and approval. In particular, the revised grading plan shall identify the diversion of drainage to the common lot lines. In addition, the plat document shall be revised to show drainage easements as needed;
4. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement; and,
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.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create nine residential lots as a part of the Auburn Hills Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide. (See companion item #05SV034.)

The property is located at the western terminus of Crimson Court and is currently, void of any structural development.

STAFF REVIEW:

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

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary and Final Plat identifies that six of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

Grading Plan: A revised grading plan must be submitted for review and approval. In particular, the grading plan must identify the diversion of drainage to the common lot lines. Staff is recommending that the revised grading plan be submitted for review and approval prior to Preliminary Plat approval by the City Council. In addition, the plat document must be revised to show drainage easements as needed.

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