

STAFF REPORT
August 4, 2005

No. 05PL132 - Preliminary Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Cetec Engineering Services, for Bruce Kulpaca
REQUEST	No. 05PL132 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract B, Park Hill Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8, 9, 10, 11 and 12 of Block 1, Park Hill Subdivision, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.82 acres
LOCATION	Adjacent to the east side of Merlot Drive and north of East Oakland Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/8/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. An Exception is hereby granted to allow access to Lot 12, Block 1 from Merlot Drive in lieu of "New Street" which is the lesser order street;
2. An Exception is hereby granted to allow a curb side sidewalk along Merlot Drive as it abuts Lot 12, Block 1;
3. Prior to Preliminary Plat approval by the City Council, a Master Utility Plan showing the private utilities shall be submitted for review and approval;
4. 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;
5. Prior to Preliminary Plat approval by the City Council, the hammerhead design shall be adjusted to provide a minimum 120 foot turnaround at the end of the street in lieu of 100

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- feet as per the International Fire Code;
6. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot length greater than twice the lot width or the plat shall be revised to comply with the length to width requirement;
 7. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the first fifty feet of the southwest corner of Lot 12, Block 1;
 8. Prior to submittal of a Final Plat application, a different street name shall be submitted for review and approval for "New Street". In addition, the plat document shall be revised to show the approved street name;
 9. Prior to submittal of a Final Plat application, the plat title shall be revised to include "Park Hill Subdivision (formerly Tract B of the NW1/4SE1/4 of Section, T1N, R8E) located in..."; and,
 10. 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 five residential lots as a part of the Park Hill 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 #05SV050.)

The subject property is located approximately 250 feet north of the intersection of East Oakland Street and Merlot Drive on the east side of Merlot Drive. Currently, the property is 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 plat identifies that one of the lots will have a length twice the distance of the width. As previously indicated, the applicant has submitted a Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide. Prior to Preliminary Plat approval by the City Council, the Variance to the Subdivision Regulations must be obtained or the plat must be revised to comply with the length to width requirement.

Exception(s): The applicant has requested an Exception to allow access to Lot 12 from Merlot Drive in lieu of New Street, the lesser order street. In addition, the applicant has requested that a curb side sidewalk be allowed along Lot 12 as it abuts Merlot Drive in lieu of a property line sidewalk. Staff has noted that topographic constraints limit access to the lot from New Street. In addition, the grades along proposed Lot 12 as it abuts Merlot Drive preclude the construction of property line sidewalks without the construction of a retaining wall or the removal of a large volume of soil. As such, staff is recommending that the Exception to allow access to Lot 12 from Merlot Drive and to allow a curb side sidewalk along Merlot Drive as it abuts Lot 12 be granted.

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Hammerhead Turnaround: The Fire Department staff has indicated that the hammerhead design must be revised to provide a minimum 120 foot turnaround at the end of the street in lieu of 100 feet as per the International Fire Code. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the construction plans be revised as identified.

Street Name: The Emergency Service Communication Center staff has indicated that a different street name must be submitted for review and approval for "New Street". As such, staff is recommending that prior to submittal of a Final Plat application, a different street name be submitted for review and approval. In addition, the plat document must be revised to show the approved street name.

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