

STAFF REPORT
September 8, 2005

No. 05PL154 - Preliminary Plat

ITEM 37

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Timothy Van Liere
REQUEST	No. 05PL154 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 1, Block 8, Canyon Lake Heights Subdivision, located in the SE1/4 SW1/4, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.712 acres
LOCATION	3104 Iris Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District - Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/12/2005
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, road construction plans showing the construction of sidewalks along Crocus lane and Iris Drive shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
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, drainage information, in compliance with Chapter 16.20.040 of the Rapid City Municipal Code, shall be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as needed;
4. Prior to submittal of a Final Plat application, the plat document shall be revised to provide ten additional feet of right-of-way along Park Drive or a Variance to the Subdivision shall be obtained;
5. Prior to submittal of a Final Plat application, the plat document shall be revised to show the Certificates of Title for a Final Plat in lieu of a Minor Plat;
6. Prior to submittal of a Final Plat application, the plat document shall be revised to show a

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- fifty foot non-access easement along the northeast and northwest corner(s) of Lot B of Lot 1; and,
7. Upon submittal of the 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 an existing lot into two residential lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install sidewalk(s) along Crocus Lane and Iris Drive. (See companion item #05SV059.)

The property is located in the southeast corner of the intersection of Crocus Lane and Iris Drive. Currently, a single family residence is located on the southern half of the property.

STAFF REVIEW:

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

Crocus Lane and Iris Drive: Crocus Lane is located along the north lot line and Iris Drive is located along the west lot line. Both streets are classified as lane place streets requiring that they be located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. Currently, both streets have been constructed meeting the minimum requirements of a lane place street with the exception of sidewalk(s). As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans showing the construction of sidewalks along Crocus Lane and Iris Drive be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained.

Park Drive: Park Drive is located along the east lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan requiring that it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. The pavement width may be reduced to 24 feet if the street is posted with no parking signs and visitor parking is provided at the rate of one paved parking stall per dwelling located within three hundred feet of the residence. Currently, Park Drive, as it abuts the subject property is located in an 80 foot wide right-of-way and constructed with a 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water. In addition, the street is posted with no parking signs and visitor parking is provided within Crocus Lane right-of-way located directly adjacent to Park Drive and within 300 feet of the existing residence. Staff is recommending that prior to submittal of a Final Plat application, the plat document be revised to provide ten additional feet of right-of-way along Park Drive or a Variance to the Subdivision shall be obtained.

Drainage Plan: A drainage plan, in compliance with Chapter 16.20.040 of the Rapid City Municipal Code must be submitted for review and approval. Staff is recommending that prior to Preliminary Plat approval by the City Council, drainage information as identified be submitted for review and approval. In addition, the plat document must be revised to provide drainage easements as needed.

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