

STAFF REPORT
July 27, 2006

No. 06PL103 - Preliminary Plat

ITEM 16

GENERAL INFORMATION:

PETITIONER	CETEC Engineering, Inc. for Park Hill Development, Inc.
REQUEST	No. 06PL103 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted balance of the SW1/4 NE1/4, SE1/4 NE1/4, less the Right-of-Way, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 18 thru 35, Block 2; Lots 14 thru 25, Block 5; and the dedicated public right-of-way, Park Meadows Subdivision, located in the SW1/4 NE1/4, SE1/4 NE1/4, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.97 acres
LOCATION	At the northern terminus of Smith Avenue
EXISTING ZONING	Medium Density Residential District - Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District - Low Density Residential District
South:	Medium Density Residential District - Low Density Residential District
East:	Light Industrial District - Heavy Industrial District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/30/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

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;
2. 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;

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3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
4. 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 all corner lots;
5. Prior to submittal of a Final Plat application, drainage easement(s) within the Meade channel shall be obtained and recorded at the Register of Deed's Office;
6. Prior to submittal of a Final Plat application, a different street name for Black Ridge Court shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name; 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 30 residential lots. 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 #06SV042.)

On February 6, 2006, the City Council approved a Layout Plat to subdivide the subject property into 30 lots as shown on this Preliminary Plat. The proposed subdivision is to be known as Phase Four of the Park Meadows Subdivision.

On April 28, 2006, the applicant submitted a Preliminary Plat to subdivide the subject property into 30 residential lots and a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide. On June 19, 2006, the City Council denied both applications without prejudice at the applicant's request. The applicant has subsequently revised a few of the common lot lines on the plat document and has significantly changed the grade of the street section(s). As such, this Preliminary Plat has been submitted for review and approval.

The property is located at the northern terminus of Smith Avenue 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 Plat identifies that ten 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.

Drainage: The applicant has submitted a drainage plan identifying drainage flows from the property discharging into the Wilma Street right-of-way located along the east side of the property, north into the Meade channel. As such, staff is recommending that prior to submittal of a Final Plat application, drainage easement(s) within the Meade channel be

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obtained and recorded at the Register of Deed's Office.

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