

STAFF REPORT

February 8, 2001

No. 01PL003 - Preliminary and Final Plat

ITEM 19

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Dave Olson
REQUEST	No. 01PL003 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1, 2, and Tract A of Winton Subdivision #2 and Dedicated Right-Of-Way formerly Lots 3 and 4 of Eisenbraun Subdivision and a portion of the NW1/4 NE1/4, all located in NW1/4 NE1/4 Section 26, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 Acres
LOCATION	Approximately 1/4 mile west of the intersection of Southside Road and Anderson Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	General Agriculture District (County)
East:	Suburban Residential District - General Agriculture District (County)
West:	Suburban Residential District - General Agriculture District (County)
PUBLIC UTILITIES	None
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat, the applicant shall place a note on the plat as follows: "On the portion of Lot 2 north of the drainage easement, any new building shall be constructed at or above the first floor elevation of the existing house, exclusive of basements or crawl space."; and,

Transportation Planning Division Recommendations:

2. Prior to Preliminary Plat approval by the Planning Commission, a non-access easement shall be identified along Southside Drive except for approved approach locations by the Engineering Division and Pennington County Highway Department.

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GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat for a three lot subdivision. In October of 2000, the Planning Commission and Council approved a Layout Plat for the three lots and an associated master plan for the property. The master plan identified a total of seventeen lots as part of a future development. This proposal is the continuation of the development that has been approved directly east of the property. The property is located on the south side of Southside Drive approximately 0.4 miles west of the intersection of Anderson Road and Southside Drive. Also, the Planning Commission and Council approved a Subdivision Variance request to allow lots more than twice as long as they are wide, waive the requirement for curb and gutter and sidewalk requirements along Southside Drive, and waive the requirement for sanitary sewer construction and street lights for these three lots and stipulated that any further development these improvements would need to be constructed.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Layout Plat - The approval of the Layout plat included fourteen (14) stipulations. The stipulations of the Layout Plat are as follows:

1. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, revised drainage plans and calculations in compliance Rapid City Drainage Criteria Manual shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall submit information on the water supply proposed for the development;
4. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide an evaluation for on-site waste water system(s);
5. Prior to Preliminary Plat approval by the Planning Commission of any lot after the initial three lots as identified in the master plan, a master plan for all utilities, water and sanitary sewer, shall be provided for review and approval;
6. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall submit a revised master plan identifying the proposed intersection with Southside Drive meets the minimum separation between intersection or a Special Exception to the Street Design Criteria Manual shall be approved;
7. Prior to Preliminary Plat by the Planning Commission of any lot after the initial three lots as identified in the master plan, a central water system shall be provided meeting all requirements of the Uniform Fire Code which includes fire hydrants and adequate water pressure;
8. Prior to Preliminary Plat approval by the Planning Commission, a non-access easement shall be identified along Southside Drive except for approved approach locations by the Engineering Division and Pennington County Highway Department;
9. If the thirty-three feet of section line highway has not been previously dedicated, the applicant shall dedicate it as public right-of-way;
10. Prior to Final Plat approval, the applicant shall submit a rezoning application with Pennington County for the portion of the property currently zoned General Agriculture

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District requesting it be rezoned to Suburban Residential District. The zoning request must be approved and become effective prior to Final Plat approval by the City Council;

11. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid;
12. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted or Subdivision Variance(s) shall be granted waiving required improvement(s) ;
13. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a revised master plan eliminating all flagpole lot configurations from the master plan and shall revise the master plan identifying the north east/west street as a through street; and,
14. Prior to Final Plat approval by the City Council, no more than forty dwelling units based on the combination of all developments shall have exclusive access from the development before a second access shall be developed.

All of the stipulations of the Layout Plat have been addressed except for stipulation #8 that reads: Prior to Preliminary Plat approval by the Planning Commission, a non-access easement shall be identified along Southside Drive except for approved approach locations by the Engineering Division and Pennington County Highway Department. The non-access easement has not been identified on the Final Plat. Staff is recommending that prior to approval of the Final Plat, the access locations shall be approved by the Engineering Division and Pennington County Highway Department and a non-access easement shall be identified on the plat.

Drainage - The applicant's engineer has met with the engineering staff to discuss the drainage of this area. The drainage report assumes that no increase in density will occur, therefore prior to any further subdivision a revised drainage plan shall be required which accounts for proposed development and will maintain pre-development flows.

The engineering staff is also recommending that a note be placed on the plat stating that "On the portion of Lot 2 north of the drainage easement, any new building shall be constructed at or above the first floor elevation of the existing house, exclusive of basements or crawl space."