

STAFF REPORT
May 25, 2006

No. 06PL062 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for Park Hill Development, Inc.
REQUEST	No. 06PL062 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted balance of the SW1/4 NE1/4 and the unplatted balance of SE1/4 NE1/4, less right-of-way, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 18 thru 35 of Block 2; Lots 14 thru 25 of Block 5; and the dedicated public right-of-way, Park Meadows Subdivision, located at the SW1/4 NE1/4 and the 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	4/28/2006
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, an erosion and sediment control

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- plan for all improved areas shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, the road construction plans for the cul-de-sac bulbs shall show the bulbs constructed with a minimum 96 foot wide paved diameter in lieu of 84 foot diameter or a Variance to the Subdivision Regulations shall be obtained;
 4. Prior to Preliminary Plat approval by the City Council, additional water information and analysis shall be submitted for review and approval demonstrating that sufficient quantities for domestic and fire flows shall be provided during peak day use conditions;
 5. 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;
 6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 7. 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;
 8. 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;
 9. Prior to submittal of a Final Plat application, a different street name for Park Meadow 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,
 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 a 20.42 acre parcel into 30 lots leaving an unplatted non-transferable balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide. The applicant has also submitted an Initial and Final Planned Residential Development to allow a single family residential development with a reduced front yard setback and side yard setback on several of the proposed lots. (See companion items #06SV027 and 06PD026.)

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.

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 seven 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

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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.

Cul-de-sac Streets: The Preliminary Plat identifies two cul-de-sac streets extending north and south off Smith Avenue. The 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. In addition, the permanent turnaround at the end of the cul-de-sacs must have a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface. The applicant has submitted road construction plans for the cul-de-sac streets as identified with the exception of the pavement width within the bulbs of the streets. The construction plans show the bulbs to be constructed with an 84 foot diameter pavement width in lieu of 96 feet as required. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the road construction plans be revised to show the additional pavement width or a Variance to the Subdivision Regulations must be obtained.

Water: The applicant has submitted water plans to be reviewed and approved. However, staff has noted that adequate water pressure may be difficult to obtain within this area of the subject property. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, additional water information and analysis be submitted for review and approval demonstrating that sufficient quantities for domestic and fire flows can be provided during peak day use conditions.

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 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.