

STAFF REPORT
May 6, 2004

No. 04PL048 - Preliminary Plat

ITEM 32

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for 3 T's Land Development LLC
REQUEST	No. 04PL048 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	SW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 10 and 42 thru 47, located in the SW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40.96 acres
LOCATION	Along Minnesota Street west of 5th Street
EXISTING ZONING	Low Density Residential District (PDD)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	04/08/2004
REVIEWED BY	Vicki L. Fisher / Sig Zvejnieks

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 redlined drawings. In addition, the redlined drawings shall be returned;
2. Prior to Preliminary Plat approval by the City Council, a private utility plan shall be submitted for review and approval;
3. A Special Exception is hereby granted to allow access to Lots 7, 8 and 9 from Minnesota Street in lieu of Ridge Heights Court, the lesser order street, as per the Street Design Criteria Manual;
4. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Minnesota Street as it abuts Lot 1;
5. All Uniform Fire Codes shall be continually met;
6. Prior to Preliminary Plat approval by the City Council, a road connection shall be

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provided to the south lot line or a Master Plan of the adjacent property(s) shall be submitted for review and approval demonstrating that the road connection is not needed. At a minimum, parallel water mains shall be extended to the south lot line for the Terracita High and the Robbinsdale Water Zones;

7. 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; and,
8. 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 40.96 acres into 16 residential lots leaving an approximate 30 acre non-transferable balance. In addition, the applicant has submitted a Master Plan for the entire 40.96 acre parcel showing the future subdivision of the balance of the property into 31 additional residential lots. The applicant has also submitted a Variance to the Subdivision Regulations to reduce the right-of-way width for Middle Valley Drive from 52 feet to 50 feet. Please note that this portion of the street for where a variance has been requested is not located within the area covered by this Preliminary Plat but rather within the balance as shown on the Master Plan. (See companion item #04SV023.)

On February 2, 2004, the City Council approved a Layout Plat for the entire 40.96 acre parcel to create a 47 lot residential development. The subject property is located at the western terminus of Minnesota Street 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 plat identifies that eight of the lots have a length twice the distance of the width. As such, 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.

Road Connection(s): The Subdivision Regulations state that streets shall be extended as far as the boundary lines of the tract to be subdivided in order to ensure normal circulation of traffic within the vicinity. As such, the Engineering Division staff has indicated that a road connection from Minnesota Street to the south lot line must also be provided. The applicant has previously indicated that a Master Plan of the adjacent property(s) will be submitted for review and approval demonstrating that the road connection is not required. Staff is recommending that prior to Preliminary Plat approval, the road connection must be provided or a Master Plan of the adjacent property(s) must be submitted for review and approval as identified. At a minimum, parallel water mains must be extended to the south lot line for the Terracita High and the Robbinsdale Water Zones in order to provide water service to the adjacent property(s).

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A stipulation of approval of the Layout Plat required that Minnesota Street be extended to the west lot line of the 40 acre parcel. The Master Plan submitted with the Layout Plat for the entire parcel does not show Minnesota Street extending to the west lot line. The application should be aware that upon Preliminary Plat submittal for that phase of the development, a street connection to the west lot line will be required as previously stipulated.

Special Exception: The plat document identifies that Lots 1, 7, 8, and 9 have double street frontage and can be accessed via Minnesota Street or Ridge Heights Court. The Street Design Criteria Manual states that access must be taken from the lesser order street, or in this case, Ridge Heights Court. The applicant has requested that a Special Exception be granted to allow access to Lots 7, 8 and 9 from Minnesota Street due to the topographic constraints located along Ridge Heights Court. In particular, the topographic information identifies that the grades of the proposed lots slope significantly to the south along Ridge Heights Court limiting driveway extensions from the street. As such, staff is recommending that the Special Exception be granted as requested. Staff is also recommending that prior to submittal of a Final Plat application, the plat document be revised to show a non-access easement long Minnesota Street as it abuts Lot 1.

Fire Department: The Fire Department has indicated that all streets must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code or a Variance to the Subdivision Regulations must be obtained. The fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

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