

STAFF REPORT

June 8, 2000

PLAT #00PL046 - Final Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Centerline for Windmere, LLC
REQUEST	PLAT #00PL046 - Final Plat
LEGAL DESCRIPTION	Lots 10 thru 20 of Block 1, Lots 13 and 14 of Block 2; Lots 6 thru 22 of Block 4; Block 5; Park Lot; R.O.W. of Weathervane Lane, Meadow Lane, Old Farm Court; and signage easement, Windmere Subdivision, located in the NE1/4 of the NE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12 Acres
LOCATION	Southwest of the intersection of Twilight Drive and East 53rd Street
EXISTING ZONING	Suburban Residential District-Planned Unit Development (County)
SURROUNDING ZONING	
North:	Suburban Residential District-PUD (County)
South:	Suburban Residential District-PUD (County)
East:	Suburban Residential District-PUD (County)
West:	Suburban Residential District-PUD (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendation:

1. Prior to City Council approval, the plat shall be revised to show the Major Drainage Easement as requested by the Engineering Division;

Urban Planning Division Recommendations:

2. Prior to City Council approval, maintenance of the "park lot" shall be established either by amending the Planned Unit Development or amending the covenants for "Windmere Subdivision";
3. Prior to City Council approval, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,

STAFF REPORT

June 8, 2000

PLAT #00PL046 - Final Plat

ITEM 14

4. Prior to City Council approval, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant has submitted a Final Plat to subdivide an approximate 12 acre parcel to create a 31 lot residential subdivision and a "park lot".

In 1996, a Layout Plat was approved for Windmere Subdivision, including the subject property. At the same time, the Pennington County Board of Commissioners approved a Planned Unit Development for Windmere Subdivision. The first two phases have been platted and are currently being developed.

On April 17, 2000, a Preliminary Plat was approved proposing to plat Phase Three of Windmere Subdivision as identified on the current plat and as identified on the previously approved Layout Plat and the Planned Unit Development.

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

Park Lot: The plat identifies a "Park Lot" located in the northeast corner of the property. The property is located in Pennington County outside of the incorporated City Limits of Rapid City but within the City's three mile platting jurisdiction. The Pennington County Planning Department has indicated that the property is currently zoned Suburban Residential District with a Planned Unit Development overlay. The park lot is a permitted use as identified on the Planned Unit Development master plan. However, the Planned Unit Development does not identify or establish a maintenance requirement or maintenance designee for the park lot. Staff is recommending that prior to Final Plat approval, the Planned Unit Development be amended to establish maintenance of the park lot, or that the covenants for "Windmere Subdivision" be amended establishing a maintenance program for the park lot.

Major Drainage Easement: The plat identifies a Major Drainage Easement located on the park lot. The easement extends from the northwest lot line as it abuts Meadow Lane to the southeast corner of the lot. The Engineering Division is requesting that an additional Major Drainage Easement be shown on the park lot extending from the north lot line. Prior to Final Plat approval, the plat must be revised to show the Major Drainage Easement as requested by the Engineering Division.

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed, or surety must be posted. The Engineering Division has indicated that the water and wastewater system as well as the streets must be constructed as per approved plans. Staff is recommending that all subdivision improvements be completed prior to Final Plat approval or that surety be posted.

Air Quality: The Air Quality Office has indicated that an Air Quality Permit is needed prior to any development work or construction in excess of one acre. The applicant should be aware that an Air Quality Permit may be needed.

STAFF REPORT

June 8, 2000

PLAT #00PL046 - Final Plat

ITEM 14

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.