PLAT #00PL069 - Preliminary and Final Plat ITEM 21

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Gary Rasmusson
REQUEST	**PLAT #00PL069 - Preliminary and Final Plat**
LEGAL DESCRIPTION	Lot 3 of Block 19 of Robbinsdale Addition No. 10 (formerly a portion of Tract A of Block 19 of Robbinsdale Addition No. 10) located in the NW1/4 of the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .752 Acres
LOCATION	South of the intersection of Minnesota Street and Winfield Street
EXISTING ZONING	Medium Density Residential

SURROUNDING ZONING
North:	Medium Density Residential
South:	Medium Density Residential
East:	Medium Density Residential (PRD)
West:	Medium Density Residential

PUBLIC UTILITIES	City Water and Sewer
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, topographic information shall be submitted;
2. Prior to City Council approval, a major drainage easement shall be identified on the east side of the property. The limits of the drainage easement shall be the top of the bank of the detention facility;
3. Prior to City Council approval, minor corrections to the engineering plans shall be submitted for review and approval; and,

Urban Planning Division Recommendations:
4. Prior to Final Plat approval, surety shall be posted for any subdivision improvements that have not been completed and the subdivision inspection fee shall be paid.

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GENERAL COMMENTS: In 1997, the Planning Commission and City Council approved a Preliminary Plat for the subject property. The applicant is now proposing to enlarge the lot by .201 acres or 8,755.5 square feet and plat an additional 63.3 feet of street right-of-way for Windfield Street. The proposed lot is currently zoned Medium Density Residential. The revised lot will have a lot area of .752 acres allowing a maximum 18 unit apartment structure on the lot. It should be noted this is a maximum density. No construction plans have been submitted at this time.

The applicant has submitted a master plan in 1997 for the entire property. The master plan was approved as part of Plat #2445. A stipulation of that master plan was that prior to final phase of development, the drainage crossing for Hanover Street must be installed.

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

Drainage - A regional detention facility is located to the east of the subject property. Staff is requesting that topographic information be submitted to help locate a major drainage easement on the east side of the property. The major drainage easement needs to extend to the top of the bank of the detention facility. Staff would also like to note that the lowest floor elevation needs to be one foot above the bank to ensure that the structures are not negatively impacted.

Temporary Turnaround - The applicant must install a temporary turnaround at the end of Windfield Street. The turn around must meet Fire Department minimum radius requirements and shall have a minimum of six inches of base course. Three red diamond signs must be placed at the end of the cul de sac. Also, a dead end/no outlet sign must be installed.

Development Agreement - In 1995, the applicant combined a number of smaller unplatted properties under different ownerships into one tract. An agreement was entered into that stated no development of the property will be permitted until subdivision improvements in accordance to City standards are extended. The applicant will be extending all required improvements in front of the proposed lot which would meet the condition of the agreement for this specific lot. Staff will request that a release be prepared for this lot which can be approved by the City Council and filed with the plat.