

STAFF REPORT

March 8, 2001

No. 01PL009 - Final Plat

ITEM 19

GENERAL INFORMATION:

PETITIONER	James Letner
REQUEST	No. 01PL009 - Final Plat
LEGAL DESCRIPTION	Lots 1 and 2 and dedicated R.O.W. of Debra Subdivision, (formerly Lots B & C of Lot 2 of OutLot 2 of the SE1/4 of the SW1/4 of Section 4, T1N, R7E, BHM and a portion of Debra Drive R.O.W.) located in the SE1/4 of the SW1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.175 Acres
LOCATION	At the intersection of Clifton Street and Debra Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to City Council approval, the structures located within the storm water channel/sewer alignment shall be removed or surety shall be posted for their removal;

Fire Department Recommendations:

2. Prior to City Council approval, a site plan shall be submitted for review and approval identifying the size and location of water lines and fire hydrant locations within 500 feet of the property and proposed on-site fire hydrant location(s);

Urban Planning Division Recommendations:

3. Prior to City Council approval, a miscellaneous document shall be filed at the Register of Deed's Office creating a utility easement for the extension of the storm water and sewer line(s) from 38th Street to the subject property or the plat shall be revised to include Lot 61 of Leisure Hills and identify the utility easement(s) as necessary;
4. Prior to City Council approval, a subdivision estimate form shall be submitted and all

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- subdivision inspection fees shall be paid; and,
5. 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 reconfigure two lots and to relocate a portion of the right-of-way at the northern most terminus of Debra Drive. The two lots will be 2.569 and .268 acres in size, respectively. The property is currently void of any structural development.

On November 6, 2000, the City Council approval a Preliminary Plat to reconfigure the two lots as identified on this plat. In addition, a Subdivision Regulations Variance request was approved to allow a sidewalk along one side of Debra Drive.

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

Storm Water/Sewer Lines: The applicant has indicated that storm water and sewer lines will be extended across Lot 61 of Leisure Acres Subdivision from 38th Street to the subject property. The applicant also owns Lot 61 of Leisure Acres Subdivision. Currently, a retaining wall and a shed are located on Lot 61 and are in conflict with the proposed alignment of the storm water and sewer lines. Prior to Final Plat approval, the structures must be removed or surety must be posted for their removal. In addition, a miscellaneous document must be filed at the Register of Deed's Office creating a utility easement for the extension of the storm water and sewer line(s) or the plat must be revised to include Lot 61.

Fire Department Concerns: The Fire Department is requesting that a site plan be submitted for review and approval identifying the size and location of water lines and fire hydrant locations within 500 feet of the property and proposed on-site fire hydrant locations. The applicant has recently submitted a building permit application to allow an apartment complex to be constructed on proposed Lot 2. In addition, the Fire Department has indicated that the proposed six (6) inch water line(s) may not be sufficient to insure adequate fire flow requirements to the proposed apartment complex depending upon the size of the complex and the type of design construction. The applicant needs to work with the Fire Department to insure that the proposed infrastructure improvements meet the requirements of the proposed development.

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. Staff is recommending that all subdivision improvements be completed prior to City Council approval or that surety be posted.

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