

STAFF REPORT

January 4, 2001

PLAT #00PL100 - Layout, Preliminary and Final Plat

ITEM 9

GENERAL INFORMATION:

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| PETITIONER | Rick Kahler for South Elm Development LLC |
| REQUEST | PLAT #00PL100 - Layout, Preliminary and Final Plat |
| LEGAL DESCRIPTION | Lot C of the N1/2 of Government Lot 4 (formerly a portion of Lot B of the N1/2 of Government Lot 4) located in the SW1/4 of the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 3.671 Acres |
| LOCATION | Approximately 1/4 mile south of the intersection of Minnesota Street and Parkview Drive |
| EXISTING ZONING | General Agriculture District |
| SURROUNDING ZONING | |
| North: | General Agriculture District |
| South: | General Agriculture District |
| East: | General Agriculture District |
| West: | Public |
| PUBLIC UTILITIES | City sewer and water |
| REPORT BY | Vicki L. Fisher |

RECOMMENDATION: Staff recommends that the Layout, Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval, the plat shall be revised to show a forty (40) wide drainage easement along the west lot line of Lot BR;
2. Prior to City Council approval, the plat shall be revised to show the extension of Elm Street right-of-way to serve as access to Lot BR. In addition, an Infrastructure Development Partnership Fund agreement or other surety shall be in place to secure the Elm Street road improvement(s);
3. Prior to any additional platting or development of the subject property, a Utility Master Plan shall be submitted for review and approval;
4. Prior to any additional platting or development on the subject property, a complete drainage plan must be submitted for review and approval;

STAFF REPORT

January 4, 2001

PLAT #00PL100 - Layout, Preliminary and Final Plat

ITEM 9

Urban Planning Division Recommendations:

5. Prior to the plat being filed at the Register of Deed's Office, the rezoning request must be effective; and,
6. Prior to City Council approval, a Waiver of Right to Protest the Future Assessment Fund for improvements along Parkview Drive shall be signed or other surety shall be provided.

GENERAL COMMENTS: The applicant has submitted a Layout, Preliminary and Final Plat to subdivide the property into two residential lots sized 3.681 acres and 11.490 acres, respectively.

In 1993, a Final Plat was approved to create two residential lots and a well lot, inclusive of the subject property, to be known as Lot A Revised and Lot B. Currently, a residence and a pole barn are located on the 3.681 acre lot as proposed by this plat. Proposed Lot BR is void of any structural development.

This item has been continued several times since the October 5, 2000 Planning Commission meeting to allow the applicant additional time to submit a Master Plan and a Utility Master Plan, road construction plans, a structural site plan, information on the well lot, and a site plan identifying the location and size of existing water lines along Parkview Drive and within 500 feet of the property. On December 12, 2000, the applicant submitted a Master Plan identifying the future development of 43 lots on the Lot BR and the potential location of a collector road directly south of the subject property.

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

Zoning: The property has recently been annexed into the City limits of Rapid City. The City is currently reviewing a request to rezone the subject property from No Use District to Low Density Residential District. Prior to the plat being filed at the Register of Deed's Office, the rezoning request must be effective.

Street Improvements: Parkview Drive serves as legal access to Lot C. The applicant has indicated that Elm Street will be extended along the east lot line of the subject property to serve as access to Lot BR. That portion of Parkview Drive located directly north of the subject property is currently undeveloped. As such, staff is recommending that prior to City Council approval, a Waiver of Right to Protest the Future Assessment Fund for improvements along Parkview Drive be signed by the applicant. In the past, the Planning Commission and the City Council have allowed a Waiver of Right to Protest a Future Assessment Fund to be signed when the road improvements will create a discontinuous segment of pavement.

An Infrastructure Development Partnership Fund agreement is currently being negotiated to secure the extension of Elm Street, including that portion of Elm Street located along the west lot line of the subject property. Prior to City Council approval, the plat must be revised to

STAFF REPORT

January 4, 2001

PLAT #00PL100 - Layout, Preliminary and Final Plat

ITEM 9

show the extension of Elm Street right-of-way to serve as access to Lot BR. In addition, an Infrastructure Development Partnership Fund agreement must be in place to secure the Elm Street road improvement(s).

Drainage: The Engineering Division has indicated that prior to any additional platting or development of the subject property, a complete drainage plan must be submitted for review and approval. The drainage plan must route drainage to a detention pond located approximately 300 feet north of the subject property. In addition, the drainage plan must comply with all criteria of the South Robbinsdale Drainage Basin Design Plan.

Master Utility Plan: As previously indicated the applicant has submitted a Master Plan identifying the future development of 43 lots on the Lot BR and the potential location of a collector road directly south of the subject property. As such, the Engineering Division has indicated that a Master Utility Plan must be submitted for review and approval prior to any additional platting or development of the subject property.

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