

STAFF REPORT

June 7, 2001

No. 01PL043 - Lot Split

ITEM 18

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Builders Preferred
REQUEST	No. 01PL043 - Lot Split
LEGAL DESCRIPTION	Lots A, B, C and D of Lot 18 of Block 1 of Terracita Highlights Subdivision formerly all of Lot 18 of Block 1 of Terracita Highlights Subdivision, located in Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South
PARCEL ACREAGE	Approximately 5.104 Acres
LOCATION	Southeast of the intersection of City View Drive and Fox Run Drive
EXISTING ZONING	Office Commercial District (PCD)
SURROUNDING ZONING	
North:	Office Commercial District (PCD)
South:	Low Density Residential District (PRD)
East:	Office Commercial District (PCD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Lot Split be approved as a Preliminary and Final Plat with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the plat shall be revised to show an access easement across Lot C to serve as access to Lot D;
2. Prior to Preliminary Plat approval by the Planning Commission, a grading plan and geotechnical information shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, a drainage plan addressing on-site drainage shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the Planning Commission, a revised sewer plan shall be submitted for review and approval;

Urban Planning Division Recommendations:

5. Prior to Final Plat approval by the City Council, the Terracita Highlights Residential Development Plan shall be amended to allow a sign on Lot D or the plat shall be revised to eliminate the sign easement;
6. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,

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7. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant has submitted a Lot Split to subdivide the subject property into four townhome lots and to relocate a previously platted sign easement. The Subdivision Regulations states that three or fewer lots may be reviewed as a Lot Split. As such, staff is reviewing the proposed plat as a Preliminary and Final Plat.

The property is located at the northern most terminus of City View Drive and is part of the Terracita Highlights Subdivision. Currently, there is no structural development on the property.

The property is zoned Low Density Residential District with a Planned Residential Development. The Terracita Highlights Planned Residential Development was approved in 1985 to allow a mixture of multifamily residential structures, townhouse lots and single family detached homes. In 1998, a Major Amendment to the Planned Residential Development was approved to allow four townhomes on the subject property. In 1999, another Major Amendment to the Planned Residential Development was approved to reduce the front yard building setbacks to 15 feet for homes and to 18 feet for garages and to allow sidewalks on one side of Alta Vista Street and City View Drive.

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

Sign Easement: The plat identifies the relocation of a previously platted sign easement to the northern corner of Lot D. A sign has never been approved as a permitted use in the Terracita Highlights Planned Residential Development. Nor was a sign ever identified in any of the subsequent Major Amendments to the Planned Residential Development. As such, staff is recommending that the Planned Residential Development be amended to allow a sign on Lot D as shown on the plat or the plat be revised to eliminate the sign easement.

Access Easement: The Engineering Division has indicated that the applicant has previously requested and received a variance for the driveway location to proposed Lot C. The applicant had indicated that the variance was necessary because the location of the building could not be moved. The Engineering Division has indicated that the current site plan shows a completely different building layout. The Engineering Division has indicated that the plat must be revised to show an access easement across Lot C to serve as access to Lot D. Prior to Final Plat approval, the plat must be revised as indicated.

Grading Plan: The Engineering Division has indicated that a grading plan for the entire site must be submitted for review and approval. The Engineering Division has indicated that the proposed townhomes are large in size and that the buildable area on the property is limited due to the terrain along the southern area of the proposed lots. The grading plan must identify the full extent of the proposed grading for the project.

Drainage Plan: The Engineering Division has indicated that a drainage plan addressing on-site

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drainage must be submitted for review and approval. Special provisions must be incorporated into the drainage plan to account for the steep slopes in the southern area of the property.

Sewer Plan: The Engineering Division has indicated that the sewer plan must be revised identifying the inverted elevations of the manholes. In addition, information must be submitted identifying whether the units will be gravity served or pumped into the sewer system located in the street. Staff is recommending that the revised sewer plan be submitted for review and approval prior to Preliminary Plat approval by the Planning Commission.

Surety: A subdivision estimate form for the above referenced improvements must be submitted for review and approval. In addition, surety for any required subdivision improvements that have not been completed must be posted and the inspection fees paid prior to City Council approval of the Final Plat.

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