

STAFF REPORT

June 26, 2003

No. 03PL062 - Layout Plat

ITEM 13

GENERAL INFORMATION:

PETITIONER	Clayton Willhite
REQUEST	No. 03PL062 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lot 26, Block 1, Autumn Hills Subdivision, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 26R, Block 1, Autumn Hills Subdivision, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .44 acres
LOCATION	4935 Springtree Court
EXISTING ZONING	Low Density Residential District/Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential District/Planned Residential Development
South:	Low Density Residential District/Planned Residential Development
East:	Low Density Residential District/Planned Residential Development
West:	Low Density Residential District/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	05/28/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Upon Preliminary Plat submittal, topographic information shall be submitted for review and approval. In addition, a structural site plan showing all existing development shall be submitted for review and approval. The site plan shall also show one approach serving as access to the subject property and one water and/or sewer line to the proposed lot;

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2. Upon Preliminary Plat submittal, a plat document shall be submitted identifying all easement location(s). In addition, the applicant shall demonstrate that the existing easements are sufficient for all utilities and drainage;
3. Upon Preliminary Plat submittal, the access easement to be located along the north lot line shall be increased from eight feet in width to 20 feet in width. In addition, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the access easement shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained; or Outlot G shall be reconfigured into a flagpole lot providing a minimum lot width of 25 feet as it abuts Springtree Court;
4. Upon Preliminary Plat submittal, a plat document shall be submitted for review and approval showing the adjacent right-of-way, Springtree Court. In addition, road construction plans showing the installation of curb, gutter, sidewalk and a minimum pavement width of 24 feet along Springtree Court shall be submitted for review and approval;

Urban Planning Division Recommendations:

5. Upon Preliminary Plat approval, the plat document shall be revised to include the balance of Outlot G as a second lot;
6. Prior to Final Plat approval, the plat document shall be signed by all property owner(s). In addition, the remaining certificate titles shall be signed and notarized as necessary. In particular, the Treasurer's Office shall sign the plat document requiring that all taxes for the current year be paid as necessary;
7. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
8. 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 fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to increase a .493 acre lot by approximately .195 acres. The acreage will be taken from an adjacent outlot and will leave the balance of the outlot as an approximate 2.18 acre non-transferable parcel.

The subject property is located within the Autumn Hills Planned Residential Development. On September 6, 1983, the City Council approved the Planned Residential Development with a stipulation that a minimum 15% of "common area" continually be provided. Incorporating a portion of the outlot, which is a part of the development's common area, will result in 32% common area still being provided.

The property is located at the western terminus of Springtree Court. Currently, a single family residence is located on the property. The applicant has submitted a site plan showing the construction of a garage to be located on the .195 acres to be acquired from the outlot,

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any

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major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail that is provided. All specific details of the subdivision may not be addressed but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the City Code or the Street Design Criteria Manual will require a formal variance request or a special exception, whichever is applicable.

STAFF REVIEW:

Staff has reviewed the Layout Plat and has noted the following considerations:

Outlot G: As previously indicated, the additional acreage to be incorporated into the residential lot will be taken from an adjacent outlot and, as such, will leave the balance of the outlot as an approximate 2.18 acre non-transferable parcel. The outlot is owned by the Autumn Hills Home Owner's Association and will continue to serve as "common area" for the residential development. The City has allowed phased development plans to be utilized; however, in this case there does not appear to be any further subdivision phases anticipated. As such, staff is recommending that the plat document be revised to include the balance of the outlot as a second lot. The Home Owner's Association must sign the mylar document and the taxes for both properties must be paid as necessary prior to Final Plat approval by the City Council.

Topographic Information/Structural Site Plan: The Engineering Division has indicated that topographic information must be submitted for review and approval. In addition, a structural site plan showing all existing development must be submitted for review and approval. The site plan must also show one approach serving as access to the subject property and one water and/or sewer line to the proposed lot. Staff is recommending that the topographic information and the structural site plan be submitted for review and approval upon submittal of the Preliminary Plat.

Access Easement: The applicant's site plan identifies an eight foot wide access easement along the north lot line of proposed Lot 25R to serve as access to the balance of Outlot G. The Engineering Division has indicated that the access easement must be increased from eight feet in width to 20 feet in width in order to provide fire apparatus access to the common area. In addition, upon submittal of a Preliminary Plat, road construction plans showing the installation of curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the access easement must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. The applicant also has the option of providing a "flagpole" lot configuration for Outlot G. The width of the flagpole must be a minimum of 25 feet.

Springtree Court: Springtree Court, a lane/place street serves as legal access to the subject property. Upon Preliminary Plat submittal, the plat document must be revised to show

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Springtree Court. In addition, road construction plans showing the installation of curb, gutter, sidewalk and a minimum pavement width of 24 feet along Springtree Court must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

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