

STAFF REPORT

September 4, 2003

No. 03PL084 - Preliminary and Final Plat

ITEM 14

GENERAL INFORMATION:

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| PETITIONER | Renner & Sperlich Engineering Co. for Eldene Henderson |
| REQUEST | No. 03PL084 - Preliminary and Final Plat |
| EXISTING LEGAL DESCRIPTION | Lot 7 and Lot 8 of Madison's Subdivision located in the E1/2 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lot 7R and Lot 8R of Madison's Subdivision located in the E1/2 SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 10.269 Acres |
| LOCATION | Along North Haines Avenue |
| EXISTING ZONING | Medium Density Residential District |
| SURROUNDING ZONING | |
| North: | Medium Density Residential District |
| South: | Medium Density Residential District |
| East: | Low Density Residential District |
| West: | County |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 08/07/2003 |
| REPORT BY | Vicki L. Fisher |

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, topographic information for the southern half of the subject property shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, construction plans for Haines Avenue providing curb, gutter, sidewalk and sewer shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, a drainage analysis shall be

STAFF REPORT

September 4, 2003

No. 03PL084 - Preliminary and Final Plat

ITEM 14

- submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
4. Prior to Final Plat approval by the City Council, the plat document shall be revised to provide a non-access easement along Haines Avenue except for approved approach location(s);
 5. Prior to Final Plat approval by the City Council, the applicant shall enter into an agreement to pay the supplemental sewer tap fee to be paid at such time as the sewer is constructed;
 6. Prior to Preliminary Plat approval by the City Council, a cost estimate shall be submitted for review and approval; and,

Urban Planning Division Recommendations:

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 fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Preliminary and Final Plat to reconfigure two lots to be known as Lots 7R and 8R of the Madison's Subdivision. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to construct curb, gutter and sidewalk along Haines Avenue. (See companion item #03SV031.)

The property is located directly west of the Viking Drive/Haines Avenue intersection on the west side of Haines Avenue. Currently, a single family residence is located on proposed Lot 8R. Proposed Lot 7R is void of any structural development and is identified as a "major drainage easement" on the plat document.

STAFF REVIEW:

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

Haines Avenue: Currently, curb, gutter and sidewalks are not constructed along this portion of Haines Avenue as it abuts the subject property. As such, construction plans showing the improvements must be submitted for review and approval prior to Preliminary Plat approval by the City Council.

A sewer main has been extended from Viking Drive, across Haines Avenue and currently serves the residence located on proposed Lot 8R. In addition, the sewer main has been extended north to serve a residential development known as "Auburn Hills Subdivision". To date, the sewer main has not been extended south along a portion of proposed Lot 8R. The Engineering Division has indicated that the City is currently designing a project for letting in 2004 that will provide for this improvement along this corridor of Haines Avenue. As such, the Engineering Division is recommending that the applicant enter into an agreement prior to Final Plat approval by the City Council to pay a supplemental sewer tap fee to be paid at such time as the sewer is constructed.

STAFF REPORT

September 4, 2003

No. 03PL084 - Preliminary and Final Plat

ITEM 14

Topographic Information/Drainage Analysis: The topographic information submitted with the Preliminary and Final Plat does not show contours on the southern two-thirds of proposed Lot 8R. As such, the Engineering Division has indicated that additional topographic information for Lot 8R must be submitted for review and approval prior to City Council approval of the Preliminary Plat. In addition, the Engineering Division has indicated that a significant drainage way crosses Lot 8R requiring that a major drainage easement be provided. A drainage analysis must be submitted for review and approval in order to determine the size of the easement. Staff is recommending that the drainage information be submitted for review and approval prior to Preliminary Plat approval by the City Council.

Staff believes that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.