

STAFF REPORT
July 27, 2006

No. 06PL101 - Preliminary Plat

ITEM 14

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Lifestyle Homes
REQUEST	No. 06PL101 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 6 and 8, Block 18, Trailwood Village, located in the E1/2 SE1/4, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 6A, 6B, 8A & 8B, Block 18, Trailwood Village, formerly Lots 6 and 8, Block 18, Trailwood Village, located in the E1/2 SE1/4, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .733 acres
LOCATION	Between Savannah Street and Reservoir Road and south of Mercury Drive
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	6/30/2006
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to City Council approval of the Preliminary Plat, a site plan shall be submitted identifying the location of fence(s) on the subject property. In addition, any fence located within the Major Drainage Easement shall be removed;
2. Prior to City Council approval of the Preliminary Plat, construction plans showing an additional sewer and water service line to the townhome lot(s) shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
4. Upon submittal of a Final Plat application, surety for any required subdivision

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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 Plat to subdivide two existing lots into four townhome lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and additional pavement along Reservoir Road. (See companion item #06SV041.)

The property was originally platted in 2004. In addition, a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit and additional pavement along Reservoir Road was obtained with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements. The applicant subsequently signed the waiver document.

The property is located west of Reservoir Road and east of Savanna Street. Currently, a townhome unit is located on each lot.

STAFF REVIEW:

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

Fencing: The Pennington County Drainage Engineer has indicated that a site plan showing the location of all fencing on the subject property must be submitted for review and approval. In particular, any fencing located within the Major Drainage Easement located along the east side of the subject property must be removed. Staff is recommending that the site plan be submitted for review and approval as indicated prior to City Council approval. In addition, any fencing within the easement must be removed.

Service Lines: The construction plans show one water and sewer service line for each of the two existing lots. Prior to City Council approval, the construction plans must be revised to show a separate water and sewer service line to each townhome lot.

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