

STAFF REPORT
February 8, 2007

No. 07PL006 - Preliminary Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Broadmoor Homeowners' Association
REQUEST	No. 07PL006 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot A less Lot H1 and Lot B less Lot 12 revised thru 14 revised and Lot C Revised and Lot D of Broadmoor Subdivision Phase 1, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 39 and 40 of Broadmoor Subdivision Phase 1, formerly a portion of Lot B of Broadmoor Subdivision Phase 1 located in Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.4 acres
LOCATION	Northeast of the intersection of Sheridan Lake Road and Sunset Vista Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Water & Sewer
DATE OF APPLICATION	1/12/2007
REVIEWED BY	Jonathan Smith / Todd Peckosh

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by City Council, the applicant shall address all red line comments on the submitted construction plans;
2. Prior to Preliminary Plat approval by City Council the applicant shall record all access and utility easements, or provide documentation that these easements have been recorded;
3. Prior to Preliminary Plat approval by City Council, the applicant shall submit road construction plans showing Broadmoor Circle to be constructed in a minimum 49 foot right-of-way, and constructed with a minimum 24 foot wide paved service with curb, gutter, sidewalk, street light conduit, water, and sewer for review and approval, or a

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- Variance from the Subdivision Regulations must be obtained;
4. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid;
 5. Prior to Preliminary Plat approval by City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 6. Prior to Preliminary Plat approval by City Council, a proposed grading/erosion control plan shall be submitted for review and approval;
 7. Prior to Preliminary Plat approval by City Council, the applicant shall submit drainage calculations, show existing storm sewer in the vicinity of Lot 40, and show all private utilities on the site plan maintaining a 5 foot separation from sewer and water;
 8. Prior to approval by City Council, the applicant shall obtain an exception to allow for six lots to be accessed by a private street in lieu of four lots, or Broadmoor Circle shall be dedicated as public right-of-way;
 9. Prior to approval by City Council, the applicant shall provide documentation showing authorization to represent the Broadmoor's Homeowners Association; and
 10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat for Lot 39 and Lot 40 in Broadmoor Subdivision. Broadmoor Subdivision is a Planned Residential Development that was approved by City Council on September 21, 1981. The subject property is zoned Low Density Residential. Currently the subject property is vacant. Single-family homes are located to the north, and additional town homes are located on the property to the east and south of the subject property. Initially the subject property was to be used to construct a recreation area and a pool for the subdivision. The Planning Commission granted a Major Amendment to this Planned Residential Development to allow these two lots to be developed as town homes on January 12, 2006.

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

Broodmoor Circle: Broadmoor Circle is classified as a Lane/Place requiring that the street be constructed in a minimum 49 foot right-of-way, and constructed with a minimum 24 foot wide paved service with curb, gutter, sidewalk, street light conduit, water and sewer. The preliminary construction plans submitted in conjunction with this plat show Broadmoor Circle not extending to the end of the lot line of Lot 40. As such the applicant must revise the construction plans showing the extension of the street to the north lot line of the property, obtain a Variance to the Subdivision Regulations, or vacate the portion of right-of-way that the street is not to be constructed on. Sidewalks are shown on the construction plans only on the side of the street which abuts the lot, and are shown to be four feet in width. The Subdivision Requirements require that a minimum five foot sidewalk be constructed on both sides of the street. As such the applicant must revise the construction plans showing a minimum five foot side walk on both sides of the street or obtain a Variance from the Subdivision Regulations.

Broadmoor Circle is labeled on the Broadmoor Phase I Subdivision plat as Lot D and is not shown on the document as an access or utilities easement. The applicant must revise the

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Preliminary Plat document verifying by page and book number that Broadmoor Circle is a recorded legal means of access, or provide documentation verifying that an access and utility easement has been recorded. The proposed Preliminary Plat also shows Broadmoor Circle as means of access to six lots. The Subdivision Regulations only allow a private street or easement to serve four lots. The applicant must obtain an exception, or Broadmoor Circle must be dedicated as public right-of-way.

Water and Sewer: Currently, water and sewer service is provided to this site by the City of Rapid City. The construction plans submitted in conjunction with the Preliminary Plat currently show no water main extending along the proposed Broadmoor Circle. In particular only service lines are shown providing water service to Lot 39 and Lot 40. The applicant must revise the construction plans showing the extension of a water main along Broadmoor Circle or a Variance to the Subdivision Regulations must be obtained.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

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