

STAFF REPORT  
April 5, 2007

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**No. 07PL045 - Preliminary Plat**

**ITEM 14**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Gordon Howie
REQUEST	<b>No. 07PL045 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	SE1/4 of the SE1/4, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 25 thru 32 of Block 18, Lots 9 thru 15 and Lots 18 thru 20 of Block 24, Lots 4 thru 9 of Block 25, and Lots 1 thru 5 of Block 26, Trailwood Subdivision, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.249 acres
LOCATION	At the northern terminus of Savannah Street and southeast of the intersection of Albert Land and Plateau Lane
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Planned Unit Development (Pennington County) - Suburban Residential District (Pennington County)
West:	Planned Unit Development (Pennington County) - Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/9/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement;

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3. Prior to Preliminary Plat approval by the City Council, a Master Utility Plan showing private utilities shall be submitted for review and approval. In particular, the Master Utility Plan shall show the location of Black Hills Fibercom in relation to the storm sewer pipe extending north from Lot 1 of Block 25. In addition, the construction plans shall be revised to show the relocation of the storm sewer pipe and/or the private utility if needed. The plat document shall also be revised to provide additional utility and/or drainage easements as needed;
4. Prior to Preliminary Plat approval by the City Council, a drainage plan showing the computation for all drainage and stormwater facilities shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
5. Prior to Preliminary Plat approval by the City Council, additional water information shall be submitted for review and approval demonstrating that the proposed water system will provide adequate fire and domestic flows;
6. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to show a new fire hydrant in lieu of a salvaged fire hydrant;
7. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to provide a minimum 50 foot non-access easement along all corner lots or an Exception to the Street Design Criteria Manual shall be obtained;
8. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
9. Prior to submittal of a Final Plat application, the plat document shall be revised to show the western leg of Savannah Street as Leola Lane;
10. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
11. 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 to subdivide approximately 6.2 acres into 29 residential lots leaving a non-transferable unplatted balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations (#07SV018) to allow a lot twice as long as it is wide. The property is part of the Trailwood Village Subdivision.

The property is located at the northern terminus of Savanna Street and Leola Lane. Currently, the property is void of any structural development.

**STAFF REVIEW:**

Staff has reviewed the Variance to the Subdivision Regulations and has noted the following considerations:

**Lot Configuration:** The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary Plat identifies that six of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to

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comply with the length to width requirement.

Master Utility Plan: An eight foot wide utility easement for Black Hills Fibercom exists along the south lot line of Lot 1, Block 25. In addition, a storm sewer pipe is shown to be located within this area. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Master Utility Plan showing private and public utilities be submitted for review and approval. In particular, the Master Utility Plan must show the location of Black Hills Fibercom in relation to the storm sewer pipe extending north from Lot 1 of Block 25. In addition, the construction plans must be revised to show the relocation of the storm sewer pipe and/or the private utility if needed. The plat document must also be revised to provide additional utility and/or drainage easements as needed.

Water: Additional water information must be submitted for review and approval demonstrating that the proposed water system will provide adequate fire and domestic flows. In addition, the construction plans must be revised to show a new fire hydrant in lieu of a salvaged fire hydrant as proposed. Staff is recommending that the water issues be addressed as identified prior to City Council approval of the Preliminary Plat.

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.

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