

STAFF REPORT
March 8, 2007

No. 07PL026 - Preliminary Plat

ITEM 12

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 07PL026 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 6 of Block 19 of Red Rock Estates, located in the SE1/4 NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 6A and Lot 6B of Block 19 of Red Rock Estates, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .48 acres
LOCATION	Ainsdale Court
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (Planned Residential Development)
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/9/2007
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, road construction plans for the access easement shall be submitted for review and approval. In particular, the construction plans shall show the street constructed with a minimum 20 foot wide paved surface or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show Lot 6A as a flagpole lot or a Major Amendment to the Planned Residential Development shall be obtained waiving the requirement that Lot 6A abut a street right-of-way;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision

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- improvements shall be submitted for review and approval;
4. 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,
 5. 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 the subject property to create two townhome lots.

On May 25, 2006, the applicant approved an Initial and Final Residential Development Plan application (06PD027) to allow two townhomes to be constructed on the subject property. In addition, an Exception was granted to reduce the lot frontage abutting a public street from 25 feet to 20 feet.

On August 7, 2006, the City Council approved a Variance to the Subdivision Regulations application (06SV037) to reduce the access easement width from 45 feet to 20 feet and to waive the requirement that the access easement be constructed with curb, gutter, sidewalk, street light conduit, sewer and water.

STAFF REVIEW:

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

Lot Frontage: As noted above, an Exception has been granted to reduce the lot frontage abutting a public street from 25 feet to 20 feet for the two lots as a part of the review and approval of the Initial and Final Planned Residential Development. In particular, the site plan submitted with the Planned Residential Development identified proposed Lot 6A as a flagpole lot abutting Ainsdale Court. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show Lot 6A as a flagpole lot or a Major Amendment to the Planned Residential Development must be obtained accordingly.

Construction Plans: Construction plans for the access easement were reviewed and approved as a part of the Initial and Final Planned Residential Development. However, a staff site inspection has determined that the access easement is not being constructed as per the approved plans. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for the access easement be submitted for review and approval. In particular, the construction plans must show the street constructed with a minimum 20 foot wide paved surface 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

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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.