

STAFF REPORT  
January 25, 2007

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**No. 06PL189 - Preliminary Plat**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	Michael Hanson for John & Meredith Humke
REQUEST	<b>No. 06PL189 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 24 of Block 3 of Stoney Creek Subdivision, located in the NE1/4 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 24A and 24B of Block 3 of Stoney Creek Subdivision, formerly Lot 24 of Block 3 of Stoney Creek Subdivision, located in the NE1/4 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .58 acres
LOCATION	Northwest of the intersection of Nugget Gulch Drive and Harvard Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Mobile Home Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/29/2006
REVIEWED BY	Jonathan Smith / 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, a structural site plan and grading plan shall be submitted for review and approval. In particular, the structural site plan shall show all existing development on the subject property;
2. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show non-access easements in compliance with the Street Design Criteria Manual. In particular, an 85 foot non-access easement shall be shown along Nugget Gulch Road, measured from the end of the curb radius, and the first 50 feet of Harvard Avenue, measured from the end of the curb radius, or an Exception to the Street Design Criteria

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- Manual shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, the applicant shall identify the location of water and sewer service lines. If the sewer service is located off of Nugget Gulch Road, construction plans shall be submitted for review and approval identifying that the lot can be served from this location and identifying a manhole at the termination of the sewer line;
  4. Prior to submittal of a Final Plat application, the plat title shall be revised to include the "Vacation of a Non-Access Easement".
  5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  6. 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,
  7. 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 create two lots approximately .2896 acres and .292 acres respectively. In addition, the Preliminary Plat identifies the vacation of a non access easement located along Nugget Gulch Road as it abuts Lot 24A.

The subject property is located in the northwest corner of the intersection of Harvard Avenue and Nugget Gulch Road. Currently, proposed Lot 24A is vacant and a single-family residential structure is located on the proposed Lot 24B.

Staff Review:

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

Site Plan: Currently, a single-family residence is located on proposed Lot 24B. Zoning of the subject properties is LDR- Low Density Residential; both proposed lots meet the minimum standard lot size of 6500 square feet. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a structural site plan be submitted for review and approval. In particular, the structural site plan must show all existing development on the subject property, including the single-family residence, setbacks, and driveway location, etc. This site plan is needed to verify that Lot 24B and the structure location is in conformance with the zoning ordinance.

Water and Sewer: The applicant has not submitted construction plans showing the location of water and sewer service lines to proposed Lot 24A. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant must identify the location for water and sewer service lines. If the sewer service is located off of Nugget Gulch Road, construction plans must be submitted for review and approval identifying that the lot can be served from this location and identifying a manhole at the termination of the sewer line

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

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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.