

STAFF REPORT
June 5, 2008

No. 08PL071 - Layout Plat

ITEM 38

GENERAL INFORMATION:

APPLICANT/AGENT	Lyle Bromwich
PROPERTY OWNER	Multiple Property Owners
REQUEST	No. 08PL071 - Layout Plat
EXISTING LEGAL DESCRIPTION	Lots 1, 2, 4, 4a, 5, 6 7, 8, 9, 12, 13, 16, 17, 18, 19, 20, 21 and 22 of Block 4 of H&H Estates Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R, 2R, 4R, 5R, 6R, 7R, 8R, 9R, 12R, 13R, 16R, 17R, 18R, 19R, 20R, 21R and 22R of Block 4, H&H Estates Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.72 acres
LOCATION	Northeast of the intersection of Hacienda Street and Williams Street
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	4/14/2008
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulation:

1. Upon submittal of a Preliminary Plat application, the applicant shall submit a site plan demonstrating that no structural development exists in the easement. In particular, no fences and/or buildings may be located within the easement;
2. Upon submittal of a Preliminary Plat application, the applicant shall submit documentation demonstrating that the existing streets are currently constructed to City street design standards or construction plans shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;

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3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval if any subdivision improvements are required;
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,
4. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required if any subdivision improvements are required.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to eliminate Lot 4A of Block 4 by incorporating portions of it into 17 existing residential lots lying adjacent to Lot 4A. Lot 4A was originally platted as a "public use area" lying at the rear of the 17 residential lots. Recently, Lot 4A was purchased by one of the adjacent property owners with the intent to incorporate the area into the adjacent lots.

The property is located northeast of the intersection of Hacienda Street and Williams Street. Currently, a single family residence and accessory structures are located on each of the 17 residential lots. Lot 4A is void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable

STAFF REVIEW:

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

Major Drainage Easement: The Layout Plat shows an existing major drainage easement extending west through Plateau Lane through a portion of the property. It is not clear if existing structural development exists within the major drainage easement. As such, staff is recommending that upon submittal of a Preliminary Plat application, the applicant submit a site plan demonstrating that no structural development exists in the easement. In particular, no fences and/or buildings may be located within the easement.

Infrastructure Improvements: Chapter 16.20.040 requires that a plan and profile of all streets be submitted for review and approval as a part of a Preliminary Plat application. It appears that all of the adjacent streets are currently constructed to City street design standards. However, the applicant has not submitted information showing the design of the existing streets to determine if any improvements are needed. As such, staff is recommending that upon submittal of a

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Preliminary Plat application, the applicant demonstrate that the existing streets are currently constructed to City street design standards or construction plans must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid if any subdivision improvements are required.

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 any public improvements, Warranty Surety be submitted for review and approval if subdivision improvements are required.

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