

STAFF REPORT
June 26, 2008

No. 08PL092 - Preliminary Plat

ITEM 47

GENERAL INFORMATION:

APPLICANT	OTS Land Co., Inc.
AGENT	Boschee Engineering
PROPERTY OWNER	OTS, Inc.
REQUEST	No. 08PL092 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 SW1/4 less Stoney Creek South No. 2 Subdivision, less Lot H-3, located in the SE1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 6 of Block 5 of Catron Crossing Subdivision, formerly a portion of the SE1/4 SW1/4 less Stoney Creek South No. 2 Subdivision, less Lot H-3, located in the SE1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.48 acres
LOCATION	Southeast of the intersection of Overview Land and Nugget Gulch 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	City water and sewer
DATE OF APPLICATION	6/9/2008
REVIEWED BY	Travis Tegethoff / 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, a cost estimate of the subdivision improvements shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control

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- Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
3. Upon submittal of a Final Plat application, surety shall be posted and subdivision inspection fees be paid as required;
 4. Prior to Final Plat approval, portions of the property shall be rezoned or the lots shall be reconfigured to meet the minimum lot size requirements of the General Agricultural District or a Lot Size Variance shall be obtained;
 5. Prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required; and,
 6. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS: The applicant has submitted a Preliminary Plat to create a 0.48 acre residential lot and leave the remainder of the property as an unplatted balance. The property is located south of Catron Boulevard and east of Nugget Gulch Road and is currently void of any structural development.

This plat was originally submitted as a Minor Plat; however, Section 16.08.030 of the Rapid City Municipal Code states that no property involved or created by a Minor Plat shall be involved in a subsequent Minor Plat procedure for a period of one year from the date of filing of the original Minor Plat procedure. A Minor Plat (#08PL077) was approved on May 14, 2008 for a portion of this property. The applicant subsequently submitted the plat as a Preliminary Plat.

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

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The International Fire Code will need to be continually met.

Nugget Gulch Road: Nugget Gulch Road is identified on the City's Major Street Plan as a collector street requiring that it be located in a minimum 68 foot wide right-of-way and constructed with a minimum 32 foot wide paved surface with parking on one side of the street, curb, gutter, sidewalk, street light conduit, sewer and water. Staff noted that plans were previously submitted and approved with a previous Preliminary Plat (#06PL178). A 68 foot wide right-of-way is currently in place and Nugget Gulch Road is constructed with a 32 foot wide paved surface, curb, gutter, street light conduit, water and sewer.

Sewer: Staff noted that sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines were submitted and approved with a previous Preliminary Plat (#06PL178).

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Water: Staff noted that water plans prepared by a Registered Professional Engineer showing the extension of water mains were submitted and approved with a previous Preliminary Plat (#06PL178).

Master Plan: Staff noted that a master plan for the area was submitted and approved with a previous Preliminary Plat (#06PL178). The proposed lot complies with the previously approved master plan.

The proposed Preliminary Plat generally complies with all applicable Zoning and Subdivision Regulations.