

STAFF REPORT
August 7, 2008

No. 08PL107 - Preliminary Plat

ITEM 18

GENERAL INFORMATION:

APPLICANT	Gordon Howie
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Gordon Howie
REQUEST	No. 08PL107 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	A portion of Tract T of Trailwood Village Subdivision, located in the NW1/4 of the SE1/4 and the SW1/4 of the NE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 33 thru 40 of Block 18, Lot 6 of Block 26 and Lots 5 thru 8 of Block 27 of Trailwood Village Subdivision, located in the NW1/4 of the SE1/4 and the SW1/4 of the NE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.672 acres
LOCATION	At the northern terminus of Savannah Street
EXISTING ZONING	Planned Unit Development (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	7/11/2008
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, an Exception shall be obtained to

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- 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;
3. Prior to Preliminary Plat approval by the City Council, construction plans shall be submitted for review and approval showing a sewer main along Landon Street or a Variance to the Subdivision Regulations shall be obtained;
 4. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show a 20 foot wide access easement along the common lot line of Lots 37 and 38 to provide access to the Hawthorne Irrigation Ditch. In addition, construction plans shall be submitted for review and approval showing the access easement constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, water, sewer or a Variance to the Subdivision Regulations shall be obtained;
 5. Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to show a minimum 96 foot diameter graveled temporary turnaround at the end of Savannah Street and Landon Drive in lieu of a 90 foot diameter graveled turnaround or a Variance to the Subdivision Regulations shall be obtained;
 6. Prior to Preliminary Plat approval by the City Council, miscellaneous documents shall be recorded at the Register of Deed's Office creating utility easements at the end of Savannah Street and Landon Drive as needed;
 7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 8. 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;
 9. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 10. 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 13 residential lots, leaving a non-transferable unplatted balance. The proposed plat is a part of the Trailwood Village residential development.

The property is located at the northern terminus of Savannah Street and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat 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 four of the lots have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, an Exception must be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to

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width requirement.

Landon Street: The construction plans do not show the construction of a sanitary sewer main along Landon Street as required. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans be submitted for review and approval showing a sewer main along Landon Street or a Variance to the Subdivision Regulations must be obtained.

Hawthorne Irrigation Ditch: The Hawthorne Irrigation Ditch is located along the north lot line of this phase of the development. The Pennington County Highway Department staff has indicated that physical access to the ditch is currently provided through the property in the general location of proposed Lots 37 and 38. As such, the Pennington County Highway Department staff has indicated that an access easement must be secured as a part of the platting of the property to ensure that physical access is maintained to the ditch as needed. Staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show a 20 foot wide access easement along the common lot line of Lots 37 and 38. In addition, construction plans must be submitted for review and approval showing the access easement constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, water, sewer 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 must 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 as 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, a 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.