

STAFF REPORT
October 22, 2009

No. 09PL063 - Preliminary Plat

ITEM 20

GENERAL INFORMATION:

APPLICANT/AGENT	Pennington County Housing & Redevelopment Commission
AGENT	Lund Associates LTD
REQUEST	No. 09PL063 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 21 thru 24, 25 thru 30, 31 thru 34 and 40 feet of East St. Louis Street between Racine Street and LaCrosse Street of Blakes Addition, located in the SW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A of Blakes Addition, located in the SW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.33 acres
LOCATION	101 and 115 Lacrosse Street
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	9/25/2009
REVIEWED BY	Patsy Horton / Mary Bosworth

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the Planning Commission, a cost estimate for the subdivision improvements shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, applicant shall submit a copy of the recorded Permanent Access Easement to the Water Shutoff Valve;
3. Upon submittal of a Final Plat, all certificates should be corrected to comply with the Final Plat certificate requirements;

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4. Upon submittal of a Final Plat application, surety shall be posted for any required subdivision improvements that have not been completed and the subdivision inspection fees shall be paid;
5. Prior to the City's acceptance of the public improvements, a warranty surety shall 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 combine 13 existing lots into one lot. The lots are described as Lots 21 - 34, Block 16, and 40 feet of the vacated right of way of East St. Louis Street between Racine and LaCrosse Street in Blakes Addition. The physical addresses for the properties are 101 and 115 LaCrosse Street. The property belongs to the Pennington County Housing and Redevelopment Commission and is currently vacant. The applicant has also submitted a companion item requesting an SDCL 11-6-19 Review to allow the construction of two apartment buildings with five dwelling units in each structure (#09SR087).

A preliminary plat (#05PL1066) combining the 13 lots was approved in 2005 in conjunction with approval of an SDCL 11-6-19 Review to demolish and reconstruct two apartment buildings (#05SR059); however, the plat approval expired prior to submission of the Final Plat and new construction standards apply, thus making the previous approval null and void.

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

Subdivision Improvements: The applicant is proposing to abandon the existing 8 inch sanitary sewer main and construct a new 8 inch sewer main, including three manholes, in order to provide service to an existing off-site sewer service. Additionally, the applicant intends to reconstruct a 6 inch private PVC water line and associated appurtenances as well as a 12 inch PVC storm sewer service line and associated appurtenances.

Easement: A fire hydrant and associated appurtenances is located on-site to ensure adequate fire protection. As such, staff recommends that the applicant grant the City a Permanent Access Easement to the Water Shutoff Valve in order to provide the site with unobstructed ingress and egress to the water service valves.

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.

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Staff finds that the proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the above stated stipulations.