

STAFF REPORT
July 25, 2013

No. 13PL068 - Preliminary Subdivision Plan

ITEM 14

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	SSST LLC
REQUEST	No. 13PL068 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	The SW1/4 of the SW1/4, less Elks Crossing, Less Lot H3 and the NW1/4 of the SW1/4, less Plum Creek Subdivision less Elks Crossing, less Lot H1, less H3, Less right-of-way and the NE1/4 of the SW1/4, less Plum Creek Subdivision, less Elks Crossing, less right-of-way and the SE1/4 of the SW1/4 less Lot H3R, less Elks Crossing, less right-of-way, all located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 2 of Block 8 of Elks Crossing
PARCEL ACREAGE	Approximately 8.41 acres
LOCATION	East of Marlin Drive, north of East Minnesota Street
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Low Density Residential District II (Planned Development) - Medium Density Residential District (Planned Development Designation)
South:	Medium Density Residential District (Planned Development)
East:	Low Density Residential District II (Planned Development)
West:	Medium Density Residential District (Planned Development Designation)
PUBLIC UTILITIES	City sewer and water

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DATE OF APPLICATION June 28, 2013

REVIEWED BY Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:

1. Prior to submittal of a Final Plat application, the plat document shall be revised to show the dedication of two additional feet of right-of-way along Marlin Drive or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Final Plat application;
2. Prior to submittal of a Final Plat application, a note shall be placed on the plat document securing a minimum 8 foot wide minor drainage and utility easement along the interior of all lot lines;
3. Prior to submittal of a Final Plat application, the plat document shall be revised to show E. Minnesota Avenue as E. Minnesota Street;
4. Prior to submittal of a Final Plat application, the plat certificates(s) shall be revised to reflect a Final Plat in lieu of a Minor Plat; and,
5. Prior to submittal of a Final Plat application, the applicant shall confirm that drainage easements have been dedicated for the drainage channel and detention basins located east and southeast of proposed Lot 2 or drainage easement(s) shall be recorded at the Register of Deed's Office and a copy submitted with the Final Plat application. In addition, the plat document shall be revised to show the recorded drainage easement(s). An agreement securing maintenance and ownership of the drainage easements shall also be recorded and a copy submitted with the Final Plat application.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create an 8.41 acre lot leaving unplatted non-transferable balances. The lot is to be known as Lot 2, Block 8 of Elks Crossing.

The property is located approximately 300 feet north of the intersection of Marlin Drive and E. Minnesota Street, along the east side of Marlin Drive. Currently, the property is void of any structural development.

A Preliminary Subdivision Plan is a tentative plan of a proposed subdivision requiring the installation of public improvements. Approval of a Preliminary Subdivision Plan by the City Council is required before an applicant can proceed with Development Engineering Plans and a Final Plat application for all or part of the area within the Preliminary Subdivision Plan application.

STAFF REVIEW:

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

Zoning: The property is zoned Medium Density Residential District with a Planned Development Designation. The applicant should be aware that an Initial and/or Final Planned Development must be submitted for review and approval by the Planning

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Commission prior to issuance of a building permit.

Marlin Drive: Marlin Drive is located along the west lot line of the property and is classified as a collector street requiring that the street be located within a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Marlin Drive is currently located within a 64 foot wide right-of-way and has been constructed as a collector street. Prior to submittal of a Final Plat application, the plat document must be revised to show the dedication of two additional feet of right-of-way along Marlin Drive or an Exception must be obtained. If an Exception is obtained, a copy of the approved Exception must be submitted with the Final Plat application.

Drainage: Platting Lot 2 as proposed leaves an unplatted balance that is currently the location of a drainage channel and detention basins. As a result of the plat, all of the buildable property surrounding this drainage area will be platted. As such, prior to submittal of a Final Plat application, the applicant must confirm that drainage easements have been dedicated for the drainage channel and detention basins located east and southeast of proposed Lot 2 or drainage easement(s) must be recorded at the Register of Deed's Office and a copy submitted with the Final Plat application. In addition, the plat document must be revised to show the recorded drainage easement(s). An agreement securing maintenance and ownership of the drainage easements must also be recorded and a copy submitted with the Final Plat application.

Surety/Warranty Surety: Please note that subdivision improvements are not required as a part of platting the property as proposed. As such, surety and/or warranty surety is not required. It is important to note that the Minor Plat procedure could not be followed since it does not allow the dedication of right-of-way. Subsequently, the applicant submitted the Preliminary Subdivision Plan application. Upon approval, the applicant can proceed directly to the Final Plat application process. However, since the Development Engineering Plan process is not required, the plat fee of \$250.00 plus \$20.00 a lot, or in this case, \$270.00, must be paid with the Final Plat application.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.