

STAFF REPORT

September 20, 2001

No. 01PL083 - Preliminary and Final Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Justin Lena
REQUEST	No. 01PL083 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lot 5-Revised and Lot 6-Revised of Block 7 of the NW1/4 NE1/4 of Section 9, T1N, R7E, BHM (aka Schamber Addition), Rapid City, Pennington County, South Dakota and dedicated R.O.W. formerly all of Lots 5 and 6 of Block 7 of the NW1/4 NE1/4 of Section 9, T1N, R7E, BHM (aka Schamber Addition) Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .37 Acres
LOCATION	3610 and 3614 Cottonwood Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, the applicant shall provide revised engineering plans for the relocations of the water and sewer lines. The service lines to each lot shall be located on that lot;
2. Prior to City Council approval of the Final Plat, the applicant shall identify a non-access easement along the frontage of Schamber Street;

Urban Planning Division Recommendations:

3. Prior to City Council approval of the Final Plat, the applicant shall obtain a demolition permit for the garage and the garage shall be removed or the applicant shall relocate the garage onto one of the lots in accordance with the Medium Density Residential Zoning District regulations. The applicant may submit surety to guarantee completion of these improvements following Final Plat approval;
4. Prior to Final Plat approval by the City Council, the subdivision improvement estimate

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form shall be submitted for review and approval and the subdivision inspection fees shall be paid; and,

5. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: The applicant is proposing to reconfigure an existing lot line to allow the development of a duplex on proposed Lot 6 Revised. Currently there is not adequate lot area on Lot 6 to allow a duplex. The property is located north of Jackson Boulevard. Cottonwood Street abuts the property on the south and Schamber Street abuts the property on the north.

The City Council approved a Layout Plat on August 6, 2000 with the following stipulations:

1. Prior to Preliminary Plat approval by the Planning Commission, sufficient topographic and drainage information shall be submitted for review and approval to insure that site run off is adequately handled;
2. Prior to Preliminary Plat approval by the Planning Commission, that a site plan shall be provided identifying the location of all water and sewer mains and service lines;
3. Prior to Final Plat approval by the Planning Commission, the applicant shall identify the dedication of an additional ten feet of right-of-way for Schamber Street on the plat;
4. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a site plan identifying the location of all existing and proposed driveways and all fire hydrants within five hundred feet of the property;
5. Prior to Final Plat approval by the City Council, the applicant shall obtain a demolition permit for the garage and the garage shall be removed; and,
6. Prior to Final plat approval by the City Council, all subdivision improvements shall be installed or a Subdivision Variance shall be granted waiving those requirements.

Also, the City Council approved a Subdivision Variance waiving the requirement for sidewalks on Schamber Street contingent on an Agreement Consenting to an Assessment Project being entered into and the City Council denied the Subdivision Variance waiving the requirement for topographic information.

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

The applicant has submitted all of the required information for the proposed subdivision. The applicant has provided a site plan identifying the location of all water and sewer mains and service lines. A number of the service lines cross the neighboring lot. City policy requires that all service lines be located on the subject property. Staff is recommending that the service lines be relocated so they are located on each lot they serve.

The new proposed lot line bisects an existing garage located on the property. The applicant has indicated that they will demolish the garage. The applicant will need to obtain a demolition permit for the removal of the garage and the structure will need to be removed prior to City Council approval of the Final Plat. However; the applicant could move the garage to another location on the one of the lots if it meets all the requirements of the Medium Density Residential Zoning District. The applicant would need to obtain a Building

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Permit for the relocation of the garage and the garage must be relocated before Final Plat approval or surety guaranteeing the demolition or relocation must be submitted prior to Final Plat approval. The applicant has indicated concerns that he may be required to demolish the structure prior to obtaining approval of the plat. Staff would support the use of surety if the applicant agreed to remove or relocate the structure within 90 days of Final Plat approval.

Both the Fire Department and the Engineering Division have concerns with additional access being provided from Schamber Street. Schamber Street is currently a twenty-five foot right-of-way and the applicant is dedicating an additional ten feet of right-of-way with this plat. A twenty foot wide street with curb and gutter is constructed in the right-of-way. The Fire Department is concerned that they may not be able to make the turning movement into the property from Schamber Street. Staff is recommending that a non-access be retained for the entire frontage of Schamber Street to preclude any future access from this street. All access to both lots will be from a shared access easement off of Cottonwood Street.