

STAFF REPORT

June 20, 2002

No. 02PL057 - Final Plat

ITEM 18

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich for Gary Rasmusson
REQUEST	No. 02PL057 - Final Plat
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 of the NE1/4 and a portion of the NE1/4 of the SE1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 7 through 13 of Block 3, and Lot 24 of Block 3, Robbinsdale Addition No. 10 located in the Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	1.911 acres
LOCATION	Eastern terminus of Nebraska Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District/PRD
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/24/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Prior to City Council approval of the Final Plat, the plat shall be revised to eliminate the eight foot utility and minor drainage easement between Lots 8 and 9 and between Lots 10 and 11;
2. Prior to City Council approval of the Final Plat, the applicant shall enter into a restrictive covenant agreement with the City for the maintenance of the adjacent drainage lot;

Fire Department Recommendations:

3. Prior to the start of any building construction, fire hydrants shall be installed and operational;

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4. Prior to the start of any building construction, street signs and lot addresses shall be posted. The street signs may be constructed of temporary material initially. Prior to issuance of a Certificate of Occupancy, permanent street signs shall be posted;

Urban Planning Division Recommendations:

5. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review; and,
6. Prior to Final Plat approval by City Council, surety shall be posted for any subdivision improvements that have not been completed and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant has requested to Final Plat approval for eight residential lots within the Robbinsdale No. 10 Subdivision. The subject property is located at the east end of Nebraska Street, west of Parkview Drive and north of Minnesota Street. The Primrose Retirement Facility is located directly south of the subject property. The Preliminary Plat for the subject property was approved by the City Council on November 1, 1999 with five stipulations.

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

Drainage - A major drainage channel is located along the north side of the subdivision. The applicant and the City have agreed to jointly construct this drainage channel. This channel is located within a drainage lot that was platted in conjunction with the lots located west of the subject property. A major policy issue exists as to whether major drainage channels and drainage detention areas should be located on separate lots or incorporated into adjoining lots with easements. The main issue with these drainage channels is maintenance. If the City owns the drainage lot, the City is clearly responsible for maintaining the drainage. However, at this time, the City does not have a drainage utility with funding to maintain these drainage channels. Therefore, staff is recommending that the applicant enter into a Restrictive Covenant Agreement that states that the proper maintenance of the drainage lot is the responsibility of the owner of the property abutting the drainage lot to the extent that the property abuts the drainage lot. The owner's maintenance responsibilities for the drainage lot will include mowing and removing debris from the drainage lot.

Staff has reviewed this proposed Final Plat and has found it to be in general compliance with the Subdivision Ordinance upon compliance with the stated stipulations.