

STAFF REPORT
April 24, 2008

No. 08PL039 - Preliminary Plat

ITEM 27

GENERAL INFORMATION:

APPLICANT	Dr. Paul Reinke
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Paul and Ingrid Reinke
REQUEST	No. 08PL039 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot A of Block 1 of Quartz Canyon Subdivision, and a portion of the SW1/4 of the NE1/4 of Section 7, T1S, R7E, BHM, located in the SW1/4 of the NE1/4, and in the NE1/4, and in the SE1/4 of the NW1/4, Section 7, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A Revised of Block 1 of Quartz Canyon Subdivision, located in the SW1/4 of the NE1/4, and in the NE1/4, and in the SE1/4 of the NW1/4, Section 7, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.474 acres
LOCATION	Southern terminus of Quartz Canyon Lane
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Highway Services District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	3/28/2008
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, construction plans showing sewer and water services to the proposed lot shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;

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2. Prior to Preliminary Plat approval by the City Council, a grading and drainage plan shall be submitted for review and approval if subdivision improvements are required;
3. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required;
4. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
5. 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; and,
6. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to reconfigure two parcels creating a 0.474 acre lot, leaving an approximate 27 acre unplatted non-transferable balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations (#08SV017) to waive the requirement to install water and sewer service lines to the property.

The property is located at the southern terminus of Quartz Canyon Lane. Currently, a water reservoir is located on the property.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following stipulations:

Subdivision Improvements: Quartz Canyon Lane terminates at the west boundary of the property. As such, improving the street to City Street Design Standards is not required. However, to date construction plans have not been submitted for review and approval showing the extension of water and sewer service lines to the proposed lot. As such, staff is recommending that the utility plan be submitted for review and approval prior to Preliminary Plat approval by the City Council or a Variance to the Subdivision Regulations must be obtained.

Grading and Drainage Plan: If any subdivision improvements are required, a grading and drainage plan must be submitted for review and approval. Staff is recommending that the grading and drainage plan be submitted for review and approval prior to Preliminary Plat approval by the City Council if needed.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if any subdivision improvements are required.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that

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before any Final Plat is approved, an additional fee shall 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.