

STAFF REPORT
August 27, 2009

No. 09PL047 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

APPLICANT	PLM Land Development, LLC
AGENT	Lawrence M. Kostaneski for Centerline, Inc.
PROPERTY OWNER	Pat Tlustos
REQUEST	No. 09PL047 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	The unplatted balance located in the N1/2 NW1/4 and the unplatted SW1/4 NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 36 thru 53 of Block 1 of PLM Subdivision, located in the N1/2 NW1/4 and the unplatted SW1/4 NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.0 acres
LOCATION	Eastern extension of Conestoga Court
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/31/2009
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Preliminary Plat be continued to the September 10, 2009 Planning Commission meeting to allow the applicant to submit additional information.

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GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to subdivide the property into 18 lots. In addition, the applicant has submitted an Initial and Final Planned Residential Development application (File #09PD032) to allow a single family residential development on the property. The proposed residential development is to be known as Phase 2C of the PLM Subdivision.

On September 17, 2009, the City Council approved a Layout Plat (File #09PL039) to subdivide the property into 18 lots as shown on this Preliminary Plat. In addition, three Exceptions have been approved as follows:

- to allow a lot length greater than twice the lot width;
- to allow Conestoga Court as a 925 foot long cul-de-sac with no intermediate turnarounds; and,
- to allow roll curb with curb side sidewalks.

The property is located north of Stumer Road and south of Enchanted Pines Drive at the current eastern terminus of Conestoga Court. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Access: A stipulation of approval of the Layout Plat stated that “upon submittal of a Preliminary Plat application, the plat document shall be revised to show access to proposed Lot 45. The applicant has the option of either revising the plat to show Lot 45 as a flagpole lot abutting Conestoga Court a minimum width of 25 feet or showing an access easement extending from the end of Conestoga Court across Lots 44 and/or 46. If the applicant chooses to extend an access easement as identified then construction plans for the access easement shall be submitted for review and approval showing the street located within a minimum 45 foot wide easement and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, streetlight conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained”.

To date, the Preliminary Plat has not been revised to show access to Lot 45. As such, staff recommends that the Preliminary Plat be continued to allow the applicant to revise the plat document to show access to the lot as per the approved stipulation of approval for the Layout Plat.

Water: The water plans currently show a water service line crossing Lot 44 to serve Lot 45 within an 18 foot wide “major utility easement”. However, a water main must be extended to serve Lot 45 or an Exception must be obtained to allow a water service line to cross another lot or the plat document must be revised to preclude a service line from crossing another lot. In addition, the plat document must be revised to show the water line within a minimum 20 foot wide public utility easement.

The applicant must also insure adequate separation between water service lines crossing the sewer main or concrete encasement must be provided.

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Staff recommends that prior to Preliminary Plat approval by the Planning Commission, the revised water plans be submitted for review and approval or an Exception obtained as identified.

Zoning: The property is zoned Low Density Residential District with a Planned Development Designation. As previously indicated, the applicant has submitted an Initial and Final Planned Residential Development application to allow a single family residential development on the property. The applicant should be aware that prior to issuance of a building permit, the Initial and Final Planned Residential Development and a Preliminary Plat must be approved. In addition, prior to issuance of a Certificate of Occupancy, a Final Plat must be approved.

Air Quality Permit: A road corridor was rough graded for Conestoga Court as a part of a previous mass grading project for PLM Subdivision. Sediment control barriers are currently in place on this portion of the development. The applicant has indicated that no significant grading is necessary for this phase. However, the existing Air Quality Permit for PLM Subdivision has expired. As such, a new Air Quality Permit must be obtained prior to any surface disturbance of one acre or more.

Stormwater Management Plan: An Erosion and Sediment Control Plan has been submitted for review and approval. Prior to City Council approval of the Preliminary Plat, an Erosion and Sediment Control Permit must be obtained.

Plat Labeling: A dashed line extends across Lots 45 through 51 running parallel to the north line of the property. However, the plat document does not identify the line or this area of the plat. As such, staff recommends that prior to Preliminary Plat approval by the City Council, the plat document be revised identifying the line and/or area.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that 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 addition, 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 the public improvements, warranty surety be submitted for review and approval as required.

Staff recommends that the Preliminary Plat be continued to allow the applicant to submit the additional information as identified above.