

STAFF REPORT
September 8, 2011

No. 11PL045 - Preliminary Plat

ITEM 8

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	SYB2, LLC
REQUEST	No. 11PL045 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Tract J of Big Sky Subdivision located in the SE1/4 of the NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 11 through 20 of Block 22 of Big Sky Subdivision
PARCEL ACREAGE	Approximately 1.85 acres
LOCATION	On the east side of Degeest Drive between Homestead Street and Berniece Street
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Medium Density Residential District (Planned Residential Development)
East:	Low Density Residential District
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/12/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, verification shall be submitted identifying that Rapid Valley Sanitary District has adequate reserve capacity in the receiving system to handle additional sanitary sewer flows from the proposed development of the property;
2. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show a non-access easement along the east lot line of proposed Lot 11 and the north

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- lot line of proposed Lot 20 in compliance with the Street Design Criteria Manual or Exceptions shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 4. 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;
 5. Prior to the City's acceptance of the public improvements, warranty surety shall be submitted for review and approval as required; and,
 6. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create ten residential lots. In addition, the applicant has submitted a Major Amendment to the Planned Residential Development (File #11PD033) to allow the construction of ten single family residences on the property.

On December 17, 2007, the City Council approved an Initial and Final Planned Residential Development (File #07PD086) to allow the construction of ten duplexes on the property. The applicant is now proposing to construct ten single family homes on individual lots in lieu of ten duplexes on one lot.

The property is located on the east side of Degeest Drive between Homestead Street and Berniece Street. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Subdivision Improvements: All of the adjacent streets have been completed to City Street Design Standards with the exception of handicapped ramps and connecting corner sidewalks. As such, prior to Preliminary Plat approval by the City Council, a cost estimate for the sidewalk improvement must be submitted for review and approval. In addition, prior to submittal of a Final Plat application, the sidewalk must be constructed or surety and inspection fees must be submitted in compliance with the Subdivision Regulations.

Utilities: The property is located within the City of Rapid City sanitary sewer and water service area. However, the sanitary sewer flows must be received by Rapid Valley Sanitary District for dispersion. To date, the applicant has not submitted any sanitary sewer flow information for the proposed subdivision. As such, prior to Preliminary Plat approval, verification must be submitted identifying that Rapid Valley Sanitary District has adequate reserve capacity in the receiving system to handle additional sanitary sewer flows from the proposed development of the property.

Non-Access Easement: The Preliminary Plat identifies the vacation of a portion of the existing non-access easement along the east lot line of proposed Lot 11 and the north lot line of

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proposed Lot 20. Pursuant to the Street Design Criteria Manual, a minimum 85 foot corner clearance must be provided along both of these lot lines. As such, prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show a non-access easement in compliance with the Street Design Criteria Manual as identified or an Exception must be obtained.

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. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.